



Norwich Road, Watton Thetford IP25 6DW

welcome to

Norwich Road, Watton Thetford

> > HIGH-SPECIFICATION THROUGHOUT! A fabulous four bedroom semi-detached home, located within the market town of Watton, boasting under-floor heating, solar panels, battery storage, extremely generous living space, large enclosed rear garden and so much more!



The Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Tiled flooring, staircase rising to the first floor accommodation, under-floor heating.

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin, tiled flooring, under-floor heating.

Lounge

16' into bay x 12' 3" (4.88m into bay x 3.73m)
Carpet flooring, radiator, fireplace, UPVC double glazed windows to side and front aspects.

Dining Room

18' 5" x 12' 6" (5.61m x 3.81m)
Carpet flooring, radiator, fireplace, UPVC double glazed windows to front and rear aspects.

Kitchen / Lounge / Diner

26' 4" x 20' 8" (8.03m x 6.30m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, central island with units and work surfaces, induction hob with extractor over, two electric oven units, inset sink and drainer, integrated dishwasher, under-floor heating, tiled flooring, UPVC double glazed windows to rear aspect, UPVC french doors opening to rear garden.

Utility Room

8' 6" x 2' 10" (2.59m x 0.86m)
Inset sink and drainer, plumbing for washing machine, tiled flooring, under-floor heating.

Landing

Carpet flooring, radiator, airing cupboard, UPVC double glazed windows to front aspect.

Bedroom 1

18' 8" max x 12' 10" max (5.69m max x 3.91m max)
Carpet flooring, radiator, UPVC double glazed windows to front and rear aspects, dressing area.

En-Suite

Suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, spotlights.

Bedroom 2

16' 5" x 10' 1" (5.00m x 3.07m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

En-Suite

Suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, tiled flooring.

Bedroom 3

16' 5" x 10' (5.00m x 3.05m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 4

13' 9" x 12' 7" (4.19m x 3.84m)
Carpet flooring, radiator, high 'vaulted style' ceiling, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, heated towel rail, fully tiled walls.

Outside

To the front of the property, a gravel driveway provides parking for several vehicles and access to the front external entrance door. The driveway wraps around the side of the house and the rear garden has gated access. Hard standing foundations are present for a garage however a large shed takes its place perfect for storage. The rear garden is mainly laid to lawn, patio and flower beds and also benefits from being south-facing!

Location

Watton boasts a diverse range of amenities catering to residents' needs, including a post office, supermarket, chemist, and schools catering from infant to secondary levels. The town's weekly market is a bustling hub, offering a variety of goods and local produce.

For leisure activities, golf enthusiasts can enjoy the Richmond Park Golf Club, featuring an 18-hole course, driving range, and practice green. Additionally, the sports centre provides fitness facilities, all-weather courts, and options for badminton, squash, and snooker.

Surrounded by the scenic Norfolk countryside, including Thetford Forest and Wayland Wood, Watton offers ample opportunities for outdoor exploration and relaxation. Furthermore, its proximity to the City of Norwich, just a 30-minute drive away, provides access to a wider range of shopping and leisure options. For those seeking coastal adventures, Norfolk's picturesque coastal areas are reachable in under an hour, offering further opportunities for exploration and enjoyment.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Norwich Road, Watton Thetford

- Four bedroom semi-detached family home
- VENDORS HAVE FOUND
- Solar panels & 7.6kWh battery storage system
- Generously sized kitchen / lounge / diner
- Separate lounge and dining rooms

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108566 - 0003

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