



Dereham Road, Watton Thetford IP25 6HA

welcome to

Dereham Road, Watton Thetford

An immaculately presented 4 bedroom home located on a non estate, edge of town position close to amenities. The modern accommodation boasts ground floor shower room, utility, open plan kitchen/diner, study and en suite. Outside benefits from a driveway, garage and garden with stunning views!



The Accommodation:

Entrance Hall

Tiled flooring, under floor heating, door to storage cupboard, inset ceiling spotlights, carpeted solid oak staircase leading to first floor landing, alarm panel, main external entrance door opening to front aspect.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

Electric fireplace with brick surround, tiled hearth and mantle (flue in situ), carpet flooring, underfloor heating, TV point, Ethernet & satellite, UPVC double glazed window to front aspect.

Study Room / Bedroom 5

11' 6" x 9' 2" (3.51m x 2.79m)

Carpet flooring, Ethernet sockets x 2, television point, UPVC double glazed window to front aspect.

Kitchen Area

18' 3" x 9' 4" (5.56m x 2.84m)

With a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, under cabinet lighting, integral double oven and hob with extractor fan over, enamel one and half bowl sink and drainer with mixer tap over, integral dishwasher, inset ceiling spotlights, tiled flooring, UPVC double glazed window to rear aspect.

Dining Area

13' 7" x 14' 1" (4.14m x 4.29m)

Tiled flooring, underfloor heating, inset ceiling spotlights, ceiling fan, TV, telephone and Ethernet sockets, UPVC double glazed window to side aspect UPVC patio doors opening to rear aspect.

Utility Room

8' 7" x 6' 3" (2.62m x 1.91m)

Tiled flooring, built in cupboards with work surfaces over, enamel sink with mixer tap, space for washing machine, alarm panel, UPVC double glazed window to side aspect, UPVC double glazed external entrance door to rear aspect.

Shower Room

Suite comprising low level w.c, hand wash basin with storage under, wall mounted storage cupboard, inset waterfall shower, fully tiled splashbacks and surrounds, tiled flooring, extractor fan, heated towel rail, UPVC double glazed privacy window to side aspect.

First Floor Landing

Oak staircase with stairs rising from ground floor, carpet flooring, radiator, loft hatch access, UPVC double glazed window to front aspect.

Master Bedroom

16' x 12' 1" (4.88m x 3.68m)

Carpet flooring, radiator, tv point, UPVC double glazed windows to rear aspect.

En Suite

Low level w.c, hand wash basin, shower unit, tiled splashbacks and surrounds, tiled flooring, extractor fan, heated towel rail, UPVC double glazed privacy window to side aspect.

Bedroom 2

13' 6" x 11' 4" (4.11m x 3.45m)

Carpet flooring, radiator, TV point, Ethernet socket, UPVC double glazed dormer window to front aspect.

Bedroom 3

11' 5" max x 11' 4" (3.48m max x 3.45m)

Carpet flooring, radiator, TV point, UPVC double glazed window to rear aspect.

Bedroom 4

9' 1" x 8' 10" (2.77m x 2.69m)

Carpet flooring, radiator, television point, UPVC double glazed dormer window to front aspect.

Family Bathroom

Low level w.c, hand wash vanity style basin with storage under, bath with shower mixer tap, tiled splashbacks and surrounds, heated towel rail, inset ceiling spotlights, tiled flooring, UPVC double glazed privacy window to side aspect.

Garage

20' 4" x 11' 2" (6.20m x 3.40m)

With up and over door, side door, rear window, workshop space , power and light connected.

Outside

To the front of the property there is a generous gravelled driveway providing ample off road parking, enclosed by fencing to the side of the property and brick wall at the front. The driveway leads to the rear of the property and the detached garage.

The rear of the property is laid mainly to lawn which overlooks the beautiful field views, paved patio area, shingled area, a variety of plant and shrub borders and enclosed by fencing.

Location

The market town of Watton has a range of amenities including a supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green.

Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.



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welcome to

Dereham Road, Watton Thetford

- Immaculate And Modern 4 Bedroom Detached House
- Landscaped Gardens With Stunning Field Views
- Detached Garage
- Air Source And Underfloor Heating
- Master Bedroom With En Suite

Tenure: Freehold EPC Rating: B

offers in excess of

£400,000

directions to this property:

From our William H Brown office, proceed right onto the High Street and turn left at the traffic lights onto Cadman Way which takes you onto Dereham Road. Follow the road and the property will be situated on the right hand side before heading out of Watton.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107413 - 0002

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