



Enhanced with AI by STREET 3D

# 114 Merton Road

Watton, Thetford

Enjoying breathtaking open countryside views to both the front and rear, this beautifully presented four-bedroom detached home combines modern comfort with a peaceful rural setting. Set on approximately 0.2 acres along Merton Road, one of Watton's most desirable positions, the property offers a wonderful balance of space, quality and natural surroundings.

Council Tax band: D / Tenure: Freehold

## Entrance Porch & Hallway

A bright, welcoming hallway creates a wonderful first impression, a front-facing window and stairs rising to the first floor. There's under stairs storage and access to all principal rooms.

## Lounge

23' 0" x 9' 11" (7.01m x 3.02m)

A spacious dual-aspect lounge filled with natural light, featuring French doors that open onto the rear garden and frame open countryside beyond. The room includes fitted shelving, two radiators and a feature fireplace area – perfect for cosy evenings or family gatherings.

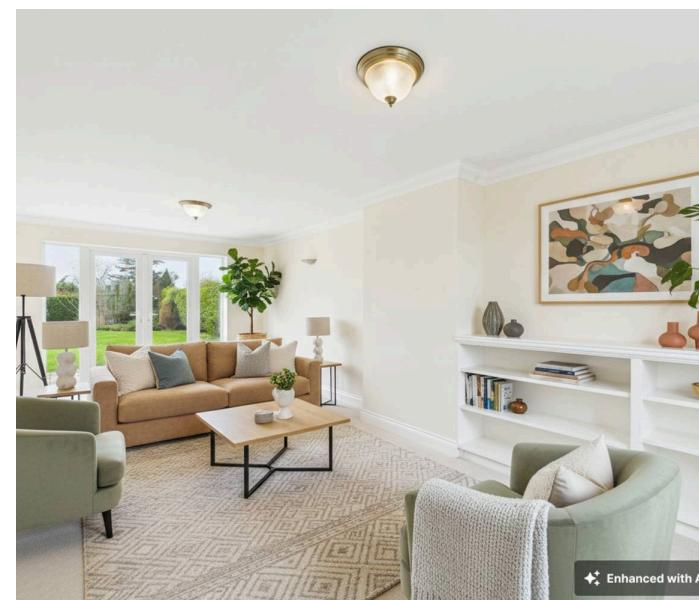
## Kitchen / Dining Room

23' 3" x 14' 0" (7.09m x 4.27m)

The heart of the home. A stylish and functional space ideal for family life and entertaining, fitted with a range of wall and base units, quartz work surfaces, integrated oven, hob, extractor, dishwasher and fridge. Dual-aspect windows offer wonderful views of the gardens and fields beyond. There's ample room for a large dining table, creating a sociable environment for family meals or hosting guests.



Enhanced with AI by STREET.<sup>UK</sup>



Enhanced with AI by STREET.<sup>UK</sup>



### Utility Room

12' 2" x 8' 9" (3.71m x 2.67m)

A generous and practical utility space with additional units, sink, plumbing for appliances and access to the rear garden. Houses the oil-fired central heating boiler and provides excellent everyday functionality.

### Study

12' 4" x 7' 7" (3.76m x 2.31m)

A peaceful and versatile room with views over the rear garden. Ideal as a home office, hobby room or snug.

### Cloakroom

Fitted with WC and wash basin, tiled flooring and radiator.

### Landing

11' 4" x 3' 2" (3.46m x 0.96m)

Built in airing cupboard and access to all bedrooms.

### Principal Suite

10' 10" x 23' 1" (3.30m x 7.04m)

A truly impressive bedroom with windows to both front and rear, offering uninterrupted countryside views. Features built-in wardrobes, ample floor space, and access to a modern en-suite shower room with Velux window, tiled walls and flooring.

### En Suite

5' 4" x 8' 0" (1.62m x 2.43m)

Suite comprising low level wc, wash hand basin and enclosed shower cubicle.

### Guest Suite

12' 1" x 9' 9" (3.69m x 2.97m)

A well-proportioned double room with stunning views over fields, with door to its own en-suite shower room.

### En Suite

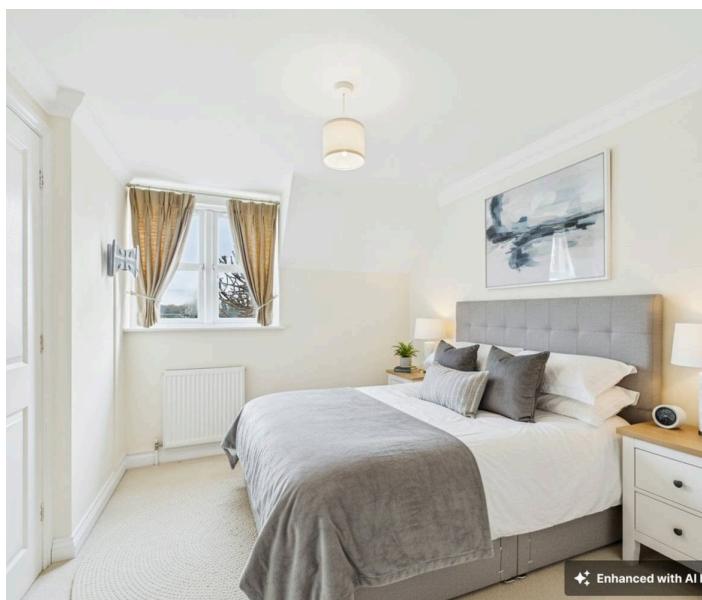
8' 7" x 3' 3" (2.62m x 0.98m)

White suite with low level wc, wash hand basin and enclosed shower cubicle.

### Bedroom

11' 0" x 10' 6" (3.35m x 3.21m)

A good size double Bedroom with built in storage and open views across the countryside to the front.



## Bedroom

10' 7" x 8' 2" (3.22m x 2.48m)

Another comfortable double with built in storage. Perfect for children, guests or additional office space.

## Bathroom

8' 7" x 7' 9" (2.62m x 2.35m)

A generous four-piece suite including double-ended bath with mixer tap, separate shower cubicle, wash basin and WC. Finished with modern tiles, radiator and obscure glass window.

## Front Garden

Approached via a shared driveway, the front of the property features a shingled drive providing ample off-road parking and access to a double garage (19'9" x 18'4"). The front garden is neatly landscaped and centred around a striking monkey puzzle tree, with a discreetly positioned oil tank and bin area.

## Rear Garden

The rear garden is equally impressive – fully enclosed and backing directly onto open fields. Mainly laid to lawn with a generous paved terrace for outdoor dining, the garden is surrounded by mature hedging and borders stocked with ornamental trees and shrubs. A timber shed provides useful storage and the tranquil outlook creates the perfect setting for summer entertaining or quiet relaxation. Set within approximately 0.2 acres, the plot offers both space and seclusion, capturing the very best of Norfolk countryside living.

## Driveway

A shingled drive providing ample off-road parking

## Double garage

Double garage (19'9" x 18'4") fitted with light and power.

## Agents Note

This property falls under a band D for the local council tax and costs approximately £2,362.93 per annum for 2025/26. Photos have been enhanced/staged using AI by Street, the original images are available on request.



## Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

## Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

## Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

## Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

