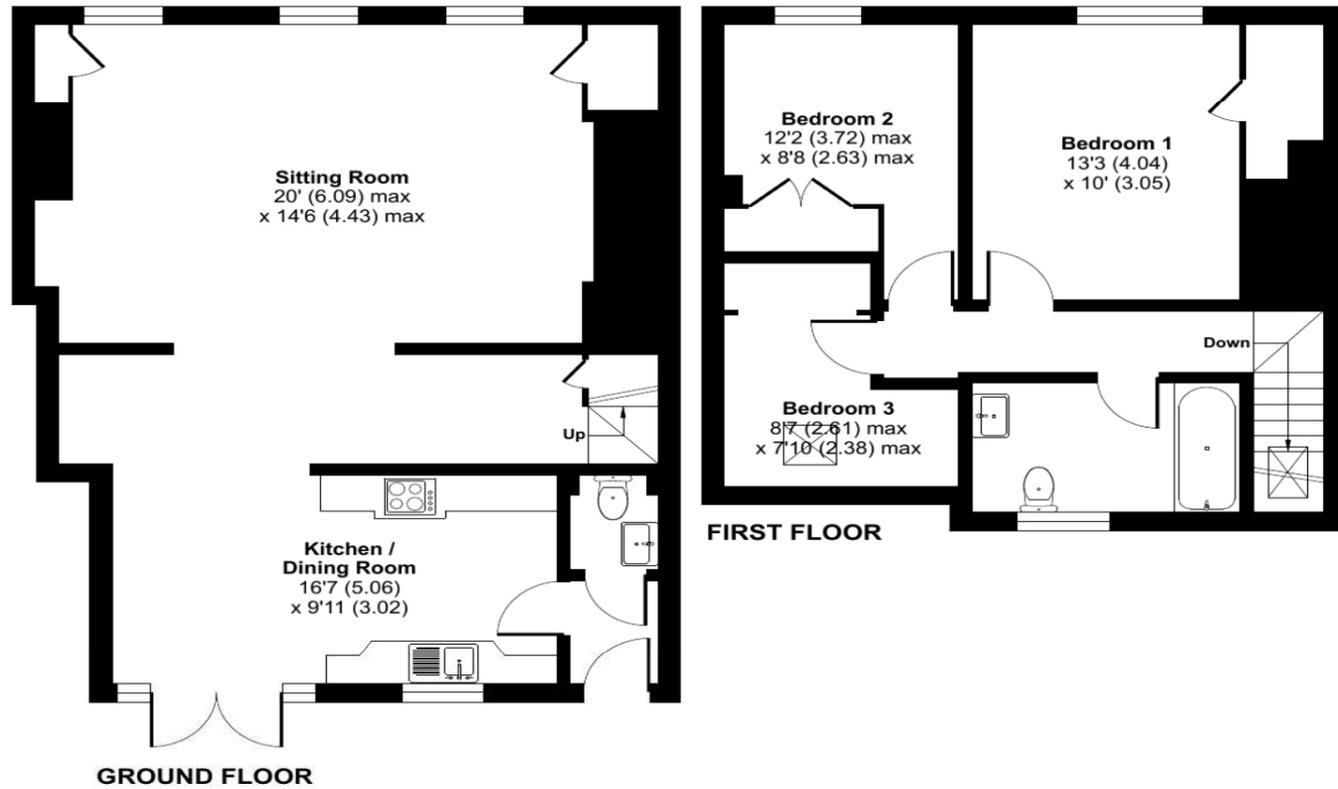


# Harvey Street, Watton, Thetford, IP25

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1372230



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## Harvey Street, Watton, Thetford, IP25 6EH

Character Galore! This three bedroom mid-terrace period cottage is simply oozing charm throughout. Offering comfortable living whilst still retaining character throughout, kitchen/dining room, cloakroom, courtyard garden, off-road parking and UPVC double glazing and gas central heating.

**Guide Price £240,000 - £250,000 Freehold**



**Sitting Room**  
20'0" (6.1m) x 14'6" (4.42m)

Beautiful inglenook fireplace with gas fire, exposed beams to walls and ceilings, two built-in cupboards, three UPVC double glazed window to front.

**Stairs and Landing**  
Loft access, Velux window.

**Bedroom One**  
13'3" (4.04m) x 10'0" (3.05m)  
Built-in cupboard, UPVC double glazed window to front, exposed beams to wall, radiator.

**Bedroom Two**  
12'2" (3.71m) x 8'8" (2.64m)  
Fitted wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**  
8'7" (2.62m) x 7'10" (2.39m)  
Velux window to rear, radiator.

**Bathroom**  
Bath with shower attachments and show screen, tiled splashback, WC,

hand wash basin, UPVC obscure glass double glazed window to rear, radiator.

**Outside**  
Gated access to a courtyard garden with brick wall and wooden fence to perimeter, wooden seating area, outside tap, outside lights, parking for one vehicle.

**Agent's Note**  
EPC rating C69 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Period Character Three Bedroom Cottage
- Kitchen/Dining Room and Sitting Room
- Inglenook Fireplace with Gas Fire Stove
- Energy Efficiency Rating C59
- Courtyard Garden and Parking
- Gas Central Heating and UPVC Double Glazing

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this fabulous very well presented mid-terrace detached period cottage simply full of charm and oozing character throughout. This fantastic property offers comfortable living whilst still retaining much of the original character. With an inglenook fireplace with gas fire to the sitting room, kitchen/dining room, courtyard garden, off-road parking, gas central heating and UPVC double glazing this cottage is a must see!

Viewing highly recommended!

Briefly the cottage offers, entrance hall, cloakroom, kitchen/dining room, sitting room with inglenook fireplace containing gas fire, three bedroom, bathroom, courtyard garden, off-road parking, gas central heating and UPVC double glazing.

**Watton**  
The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

**Entrance Hall**  
UPVC double glazed door to rear.

**Cloakroom**  
Hand wash basin, WC.

**Kitchen/Dining Room**  
16'7" (5.05m) x 9'11" (3.02m)  
Range of fitted units to walls and floor, granite work surface over with granite up stands, sink with mixer tap and drainer, Rangemaster gas cooker with gas hob, granite splashback and extractor fan over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, exposed beams to walls and ceilings, UPVC double glazed window to rear, UPVC double glazed French doors to rear, radiator.

**Inner Hall**  
Stairs to first floor, spacious fitted cupboard under the stairs, exposed beams to walls and ceilings, radiator.

