

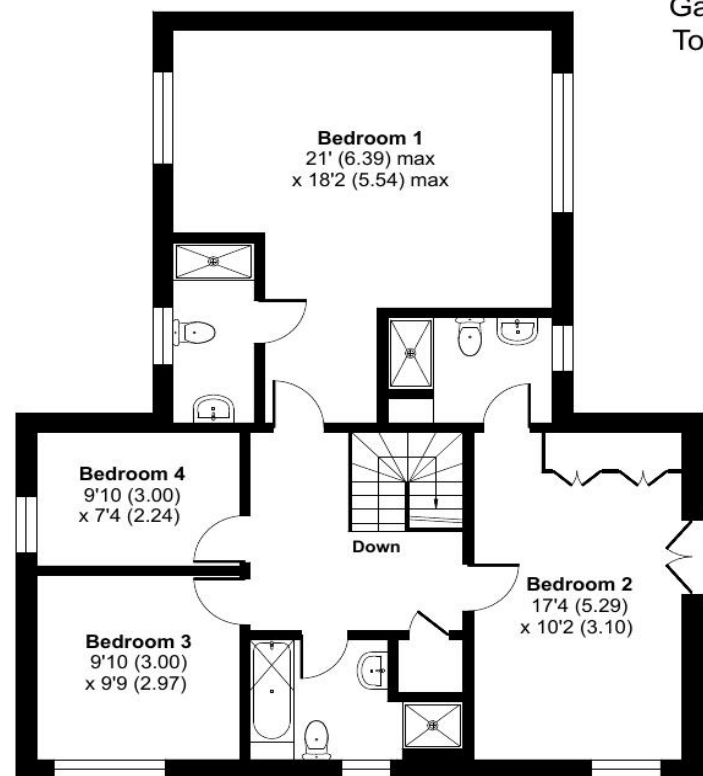
# Saddlers Drive, Watton, Thetford, IP25

Approximate Area = 1479 sq ft / 137.4 sq m

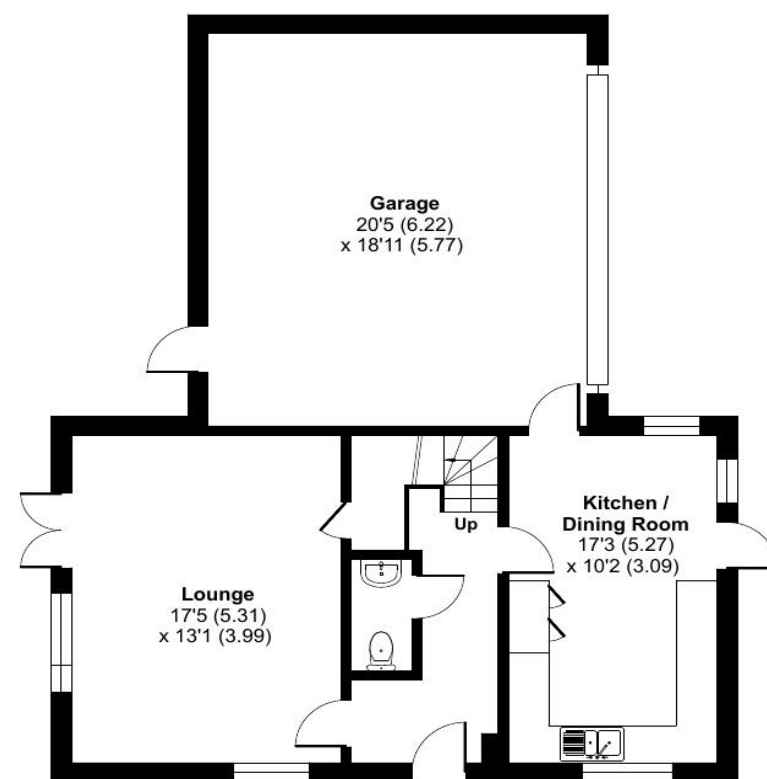
Garage = 382 sq ft / 35.4 sq m

Total = 1861 sq ft / 172.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1457702



## Saddlers Drive, Watton, Thetford, IP25 6YA

Well presented four bedroom detached house in the popular market town of Watton, built by the respected Abel Homes. The property offers kitchen/dining room, two en-suites, family bathroom, double garage, solar panels, gas central heating and UPVC triple glazing throughout.

Viewing highly recommended

**Offers Over £400,000 Freehold**

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**En-Suite Shower Room**

Double shower cubicle, hand wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to side, extractor fan, radiator.

**Bedroom Three**

**9'10" (3m) x 9'9" (2.97m)**

UPVC triple glazed window to front, radiator.

**Bedroom Four**

**9'10" (3m) x 7'4" (2.24m)**

UPVC triple glazed window to side, radiator.

**Bathroom**

Bath with shower attachment and glass shower screen, large walk-in double shower cubicle with rainfall shower head and a separate hand shower attachment, hand wash basin, WC,, towel radiator, obscure glass UPVC triple glazed window to front, extractor fan.

**Double Garage**

**20'5" (6.22m) x 18'11" (5.77m)**

Remote control motorised up and over main door to front, door opening to rear garden, wall mounted gas central heating boiler, space and plumbing for washing machine, electric power and

lights, personnel door leading to kitchen/dining room.

**Outside Front and Side**

Driveway leading to garage providing off-road parking, both front and side garden well stocked with a vast selection of shrubs, plants and ornamental trees, path to front door, outside lights, gated access to rear garden.

**Rear Garden**

Rear garden laid to lawn with shingled borders, paved patio seating area, outside lights, outside tap, gated access to front.

**Agents Notes**

EPC rating B90 (Full copy available on request)

Council tax band C (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.

- Four Bedroom Detached House
- Built by the Respected Abel Homes
- Cloakroom, Bathroom and Two En-suites
- Energy Efficiency Rating B90
- Kitchen/Dining Room
- Solar Panels and UPVC Triple Glazing
- Double Garage, Parking and Gardens
- Viewing Highly Recommended!

Situated in the popular market town of Watton and close to all it's amenities, Longsons are delighted to bring to the market this four bedroom detached house built by the much respected Abel Homes. The property is well presented and has a lot to offer including two en-suite shower rooms, cloakroom, family bathroom, kitchen/dining room, double garage, solar panels, gardens, parking and more!

Viewing highly recommended! Briefly the property offers entrance hall, kitchen/dining room, lounge, cloakroom, four bedrooms, two with en-suite shower rooms, family bathroom, double garage, gardens, parking, solar panels, 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**

Composite entrance door to front, stairs to first floor, tiles to floor.

**Lounge**

**17'5" (5.31m) x 13'1" (3.99m)**

UPVC triple glazed French doors opening to rear garden with full length UPVC triple glazed window to its side, full length UPVC triple glazed window to side, built-in storage cupboard, radiator.

**Kitchen/Dining Room**

**17'3" (5.26m) x 10'2" (3.1m)**

Modern fitted kitchen units to walls and floor, work surface over, tiled splashback, stainless steel one and a half bowl sink unit with mixer tap and drainer, tiled splashback, space for electric cooker with extractor hood over, integrated Bosch dishwasher,

space and plumbing for washing machine, integrated fridge/freezer, UPVC triple glazed window to front, personnel door through to integral double garage, UPVC triple glazed French doors leading to rear garden, tiles to floor, radiator.

**Cloakroom**

Hand wash basin with tiled splashback, WC, tiles to floor, radiator.

**Stairs and Landing**

Built-in cupboard housing hot water cylinder, loft access.

**Bedroom One**

**21'0" (6.4m) Max x 18'2" (5.54m)**

**Max**

UPVC triple glazed window to both sides, two radiators, door to en-suite shower room.

**En-Suite Shower Room**

Double shower cubicle, WC, hand wash basin with tiled splashback, towel radiator, obscure glass triple glazed window to side.

**Bedroom Two**

**17'4" (5.28m) x 10'2" (3.1m)**

Fitted wardrobes, UPVC triple glazed French doors opening to Juliet balcony, UPVC triple glazed window to front, radiator, door to en-suite shower room.

