



**Norwich Road, Watton THETFORD IP25 6DH**

**welcome to**

**Norwich Road, Watton THETFORD**

>>DETACHED HOME!! Charming and spacious four-bedroom detached home ideally situated close to Watton's bustling high street.

The property features character fireplaces, a well-equipped kitchen with range cooker, a large driveway, generous garden, and versatile outbuilding.



**Entrance Hall**

Restored original Norfolk pamments tile flooring, Double glazed door to the front aspect, Radiator, Stairs to the first floor

**Lounge**

Wood effect flooring, Double glazed bay windows to the front and side aspect, Radiator, Central fireplace with multi-fuel burner

**Dining Room**

Wood effect flooring, Double glazed bay windows to the front and side aspect, Radiator, Central fireplace with multi-fuel burner

**Kitchen**

Tiled flooring, Double glazed window to the rear aspect, Door to porch, Range of wall-mounted units, Complimentary rolled edge worksurfaces, 1.5 sink/drain, Space for washing machine and dishwasher, Range cooker, Electric cooker

**Utility Room**

Wood effect flooring, Radiator, Double glazed window to the rear aspect

**Porch**

Tiled flooring, Door to the rear aspect

**First Floor Landing**

Carpet flooring, Radiator

**Bedroom One**

Carpet flooring, Double glazed window to the front aspect, Central fireplace, Radiator

**Bedroom Two**

Carpet flooring, Double glazed window to the front aspect, Central fireplace, Radiator, Built-in triple wardrobe

**Bedroom Three**

Carpet flooring, Double glazed window to the side aspect, Radiator

**Bedroom Four**

Carpet flooring, Double glazed window to the side aspect, Radiator

**Bathroom**

Wood effect flooring, Double glazed window to the rear aspect, Radiator, Rolled edge bath, WC, Pedestal handwash basin

**Shower Room**

Linoleum flooring, Double glazed window to the front aspect, Radiator, Low-level WC, Handwash basin with vanity storage, shower cubicle

**Outbuilding**

Door to front aspect leading to workshop and store, Double doors leading to further workshop and WC, Window to the side and rear aspect, Scope to be creative with

**Outside**

To the front of the property there is a large gravel driveway with parking for multiple vehicles. To the rear of the property there is large garden, mostly laid to lawn with patio and gravel area, mature trees and shrubs, vegetable garden, Summerhouse and greenhouse



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## Norwich Road, Watton THETFORD

- Four Bedroom Detached Home
- Character Fireplaces
- Driveway for Multiple Vehicles
- Generous Rear Garden
- Outbuilding with Workshop and Storage

Tenure: Freehold EPC Rating: D  
Council Tax Band: E



Total floor area 268.3 m<sup>2</sup> (2,885 sq.ft.) approx

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 orientations 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 buyer must only upon its own inspection. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108794 - 0004

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william h brown



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