

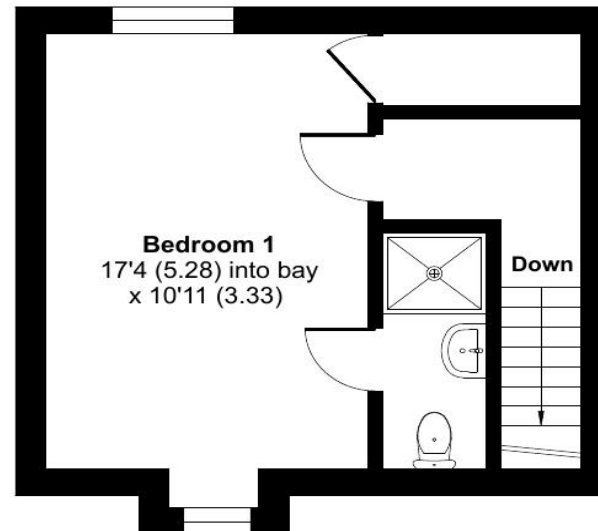
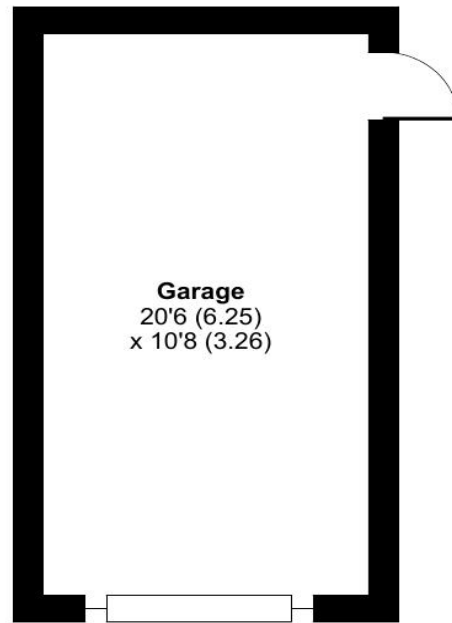
Byfords Way, Watton, Thetford, IP25

Approximate Area = 1156 sq ft / 107.3 sq m

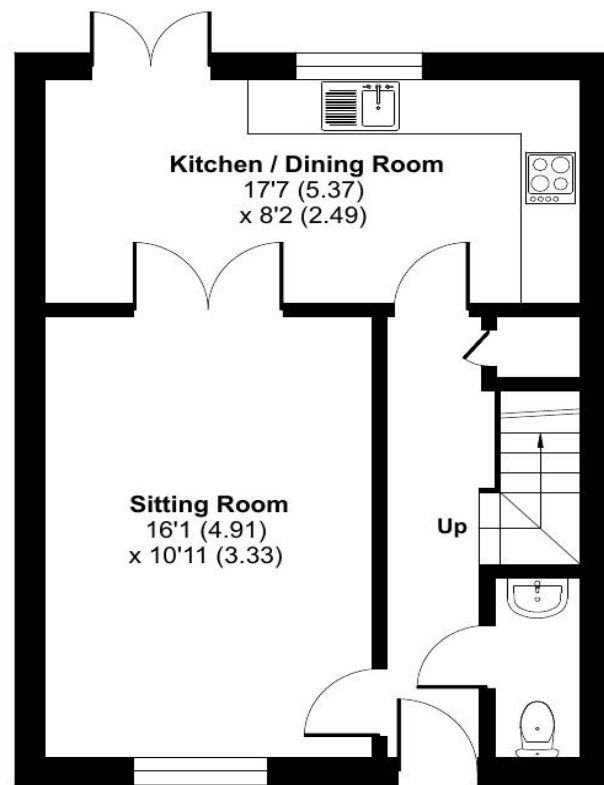
Garage = 219 sq ft / 20.3 sq m

Total = 1375 sq ft / 127.6 sq m

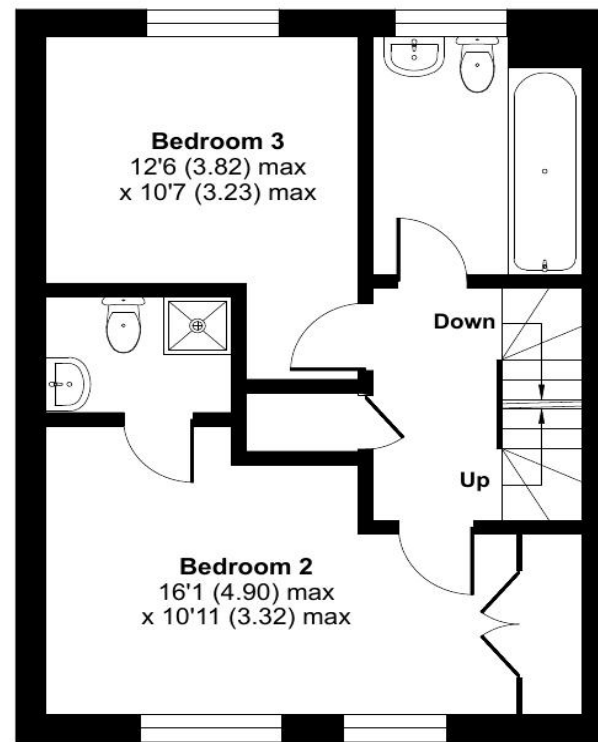
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Byfords Way, Watton, Thetford, IP25 6TB

Immaculately presented town house situated in the popular market town of Watton. The property has three double bedrooms, two with en-suite facilities, modern kitchen/dining room, garage, parking, gas central heating and double glazing.

Viewing highly recommended!

Price £290,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1455250



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



flooring, obscure glass double glazed window to rear, radiator.

Stairs and Landing

Bedroom One
17'4" (5.28m) Into Bay x 10'11" (3.33m)

Walk-in wardrobe, Velux style window to rear, double glazed window to front, two radiators, door leading to en-suite shower room.

En-Suite Shower Room

Double shower cubicle, hand wash basin, WC, radiator, Karndean flooring.

Outside Front

Mainly laid to lawn, with shrubs to borders, pathway leading to front door, shingle driveway leading to garage providing off-road parking, outside lights, gated access to rear garden.

Garage
20'6" (6.25m) x 10'8" (3.25m)

UP and over door to front, door leading to rear garden.

Rear Garden

Low maintenance rear garden mainly laid to shingle with shrubs to borders, two decking areas one with covered space for outside entertainment, path leading to garage, garden shed with power and lights.

Agent's Note

EPC rating B84 (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.

- Very Well Presented Town House
- Three Double Bedrooms
- Two En-Suites, Cloakroom and Family Bathroom
- Energy Efficiency Rating B84
- Garage, Gardens and Off-Road parking
- Double Glazing and Gas Central Heating

Situated in the popular market town of Watton within easy reach of all it's amenities, Longsons are delighted to bring to the market this three bedroom town house. The property offers modern kitchen/dining room, three double bedrooms across two floors, two en-suite shower rooms, cloakroom, garage, parking and well presented gardens.

Briefly the property offers entrance hall, sitting room, kitchen/dining room, cloakroom, three double bedrooms; two with en-suite shower rooms, family bathroom, garage, gardens, off-road parking, gas central heating and 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

Double glazed entrance door to front, under stairs storage cupboard,.

Sitting Room
16'1" (4.9m) x 10'11" (3.33m)

Double glazed window to front, two radiators, double doors opening to kitchen/dining room.

Kitchen
17'7" (5.36m) x 8'2" (2.49m)

Range of fitted units to walls and floor, work surface over, inset one and a half sink unit with mixer tap and drainer, tiled splashbacks, integrated double oven with extractor hood over, integrated washing machine and dishwasher, space for upright fridge/freezer, gas boiler fitted within cabinet, Karndean flooring, radiator,

double glazed window to rear, double glazed French doors leading to rear garden.

Cloakroom

Hand wash basin, tiled splashback, WC, Karndean flooring, radiator,

Stairs and Landing

Cupboard housing hot water cylinder, stairs to second floor.

Bedroom Two
16'1" (4.9m) Max x 10'11" (3.33m) Max

Built-in wardrobe, two UPVC double glazed windows to front, radiator, door leading to en-suite shower room..

En-Suite Shower Room

Shower cubicle, hand wash basin, WC, Karndean flooring, radiator.

Bedroom Three
12'6" (3.81m) Max x 10'7" (3.23m)

Double glazed window to rear, radiator.

Bathroom

Bath with shower over, hand wash basin, WC, partly tiled walls, Karndean

