



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

**welcome to**

**Norwich Road, Watton Thetford**

A well-presented and spacious three-bedroom home in the popular market town of Watton, featuring a generous layout, off-road parking, and a range of outbuildings including a powered cabin and workshop. Early viewing recommended!



**Entrance Hall**

Wood effect flooring, UPVC double glazed door to the front aspect, Radiator

**Lounge**

Wood effect flooring, Radiator, Bay window to the front aspect, Electric effect fireplace

**Kitchen/Diner**

Wood effect flooring/Tiled flooring, Radiator, Double glazed windows to the rear and side aspect, Range of wall mounted low-level units, Complimentary squared edge worksurfaces, Radiator, 1.5 Sink/drain, Integrated double oven, Extractor hood, Ceramic hob

**Utility Room**

Tiled flooring, Work bench, Space for tumble dryer and low-level fridge freezer, Boiler, Frosted double glazed window to the rear aspect

**WC**

Tiled flooring, Radiator, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the front aspect, Built in wardrobe

**Bedroom Two**

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

**Bedroom Three**

Original solid wood flooring, Double glazed window to the side aspect, Radiator, Eves storage

**Bathroom**

Original solid wood flooring, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Panelled bath with overhead shower, Radiator, Extractor fan

**Outdoor Cabin**

Carpet flooring, Double glazed window to the side aspect, Multi fuel burner, Storage heater, Power and lighting

**Outside**

To the front of the property there is a large, shingled driveway with parking for multiple cars. To the rear of the property there is garden laid to lawn with a patio area. There is a decking area with pergola, workshop with power and lighting and greenhouse.



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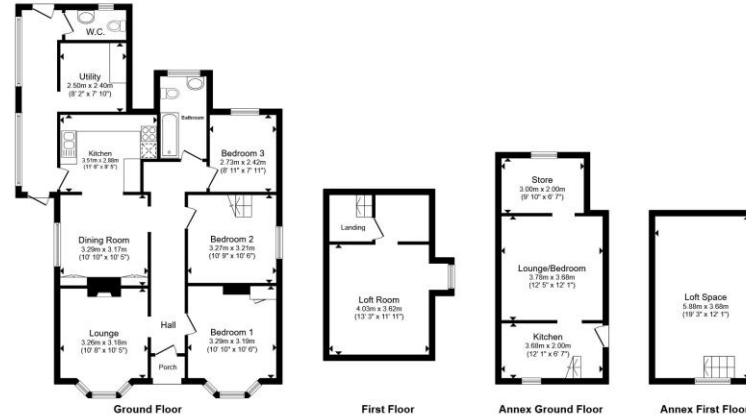


welcome to

## Norwich Road, Watton Thetford

- Sought-After Location
- Three Spacious Bedrooms
- Large Driveway for Multiple Cars
- Utility Room
- Outside Cabin with Power and Lighting

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



Total floor area 168.3 m<sup>2</sup> (1,811 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 orientation 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 party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT109027 - 0005

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