



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



view this property online williamhbrown.co.uk/Property/WAT108794



welcome to

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: Awaited
Council Tax Band: E



Total floor area 268.3 m² (2,888 sq ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. All 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 party must rely upon its own inspection(s). Powered by www.propertybox.co



£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108794



Property Ref:
WAT108794 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk