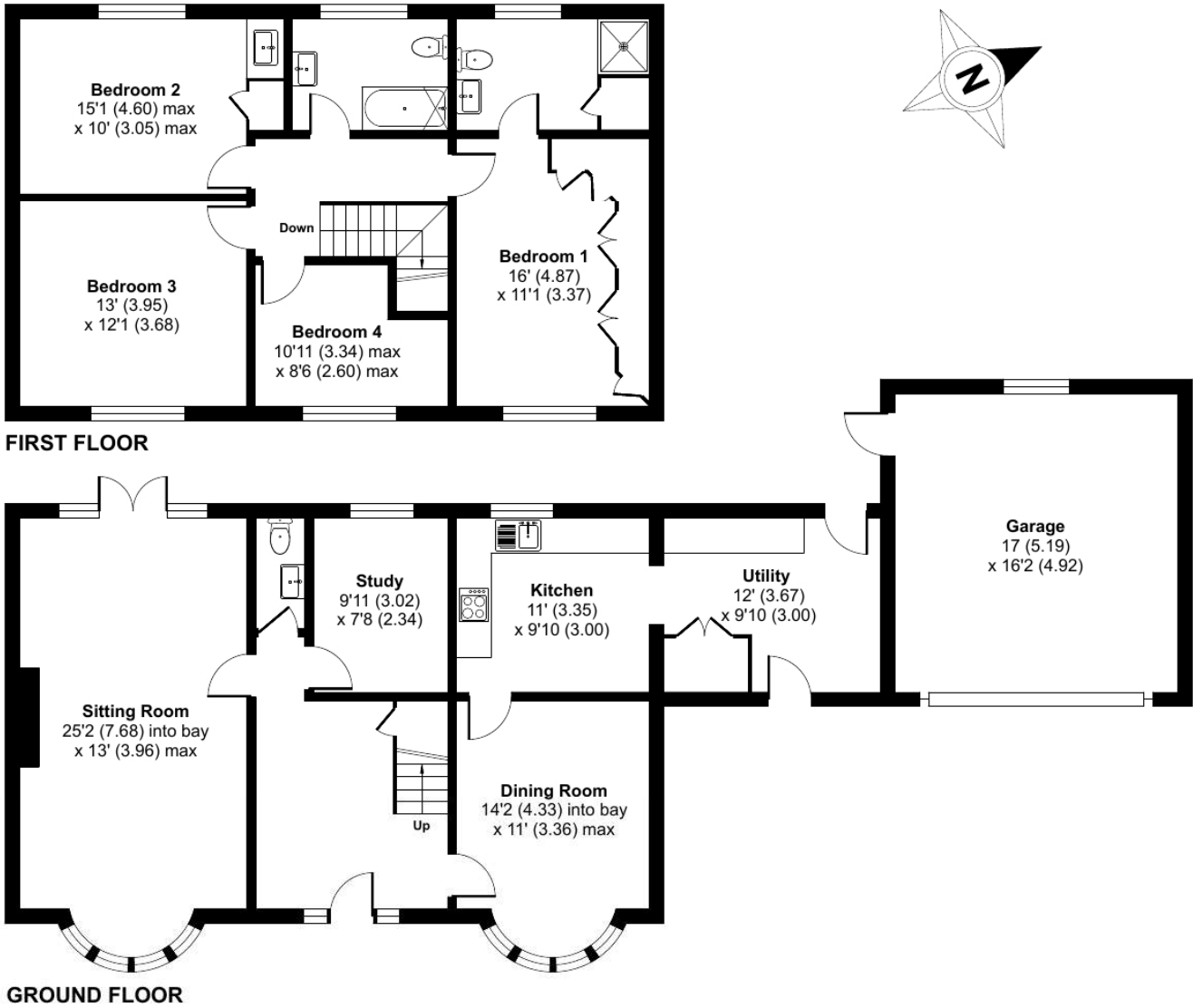


Church Road, Ovington, Thetford, IP25

Approximate Area = 1766 sq ft / 164 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 2041 sq ft / 189.5 sq m
For identification only - Not to scale



Thornborough, 1 Church Road, Ovington, Thetford,
IP25 6RY

Offered Chain Free!

Spacious, very well presented detached four bedroom executive style property situated in a desirable location in the popular Norfolk village of Ovington. This superb property offers three reception rooms, double garage, sizeable gardens, parking, en-suite and much more.

Price £550,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Longsons. REF: 1332275



EER |

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



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Situated in a desirable location in the popular Norfolk village of Ovington, Longsons are delighted to bring to the market this superb, spacious, detached executive style four bedroom house. This fantastic property offers three reception rooms, kitchen/breakfast room, sizeable gardens, double garage, en-suite shower room, cloak room with WC, parking for numerous vehicles and much much more.

Offered chain free.

Viewing highly recommended to fully appreciate what is on offer.

Briefly the property offers entrance hall, sitting room, study, kitchen/breakfast room, cloak room with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, double garage, gardens, parking, oil fired central heating and UPVC double glazing.

Ovington is a small village situated in the Breckland area of Norfolk, approximately 1 mile north of the market town of Watton. In spite of its size, it is a very active village and even has an allotment site! There are traces of a Roman encampment on Ovington common to the north of the village and urns and Roman coins have been unearthed there.

Entrance Hall
Stairs to first floor, under stairs storage cupboard, UPVC double glazed entrance door to front, radiator.

Sitting Room
Feature fireplace with inset log burning stove, UPVC double glazed walk-in bay window to front, UPVC double glazed French doors opening to rear, two radiators.

Dining Room
UPVC double glazed bay window to front, radiator.

Study
UPVC double glazed window to rear, radiator.





Kitchen/Breakfast Room

Fitted kitchen units to walls and floor, work surface over, stainless steel tap and drainer, space for large Range style cooker with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, built-in storage cupboard housing oil fired central heating boiler, UPVC double glazed entrance doors to both front and rear, UPVC double glazed window to rear, tiled splashback, radiator.

Cloakroom

Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear.

Stairs and Landing

Loft access.

Bedroom One

Range of fitted wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle, wash basin and WC both set within fitted cabinets, towel radiator, built-in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to rear.

Bedroom Two

Built-in wardrobe, wash basin set within fitted cabinet, UPVC double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, radiator.

Bedroom Four

UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Double Garage

Remote control, motorised main roller door to front, entrance door opening to rear garden, electric power and lights.





- Detached Four Bedroom House
- Desirable Sought After Location
- Three Reception Rooms
- Energy Efficiency Rating D62
- Sizable Gardens, Double Garage and Parking
- Bathroom, En-Suite and Cloakroom
- Oil Central Heating and UPVC Double Glazing
- Offered Chain Free!

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.

Outside Front

Sizeable front garden laid to lawn, driveway providing ample off-road parking for several vehicles laid to shingle, established shrubs, plants and trees to beds and borders, outside light, gated access to rear garden.

Rear Garden

Generous rear garden laid to lawn, seating area laid to shingle, two wooden garden sheds, wooden log store, established shrubs, trees and plants to beds and borders, wooden fence and hedge to perimeter, gated access to rear garden.

Agent`s Note

EPC rating D62 (Full copy available on request)
Council tax band E (Own enquiries should be made via Breckland District Council)

