



'Large Family Home with Annexe'
Watton, Norfolk | IP25 6LB

WELCOME



A wonderfully spacious five-bedroom detached home with plenty of space to meet your needs. Featuring abundant living space, a delightful garden with large, decked area and hot tub, along with an impressive one-bedroom annexe, this dream property is hugely versatile. Situated within walking distance of numerous amenities in the historic market town of Watton, this much-loved family home also benefits from excellent transport links to Norwich and Cambridge.







- A fantastic 5 bedroom detached family property
- A huge attached one-bedroom Annexe
- Gated off street parking for multiple vehicles
- EPC rated C
- Over 3600 square feet of living space
- Finished to an excellent standard throughout
- A beautiful garden complete with a decked area and hot tub
- Walking distance to local amenities
- Excellent transport links to Norwich and Cambridge
- A wonderful spacious family property

With over 3,600 square feet of space, this attractive property certainly packs a punch when it comes to living space. The home is thoughtfully designed and configured to include a spacious one-bedroom annexe, complete with a fully fitted kitchen and a comfortable sitting room. This configuration caters perfectly to multi-generational living, providing a harmonious blend of independence and shared space under one roof - making it an ideal solution for accommodating an older relative or a young adult. Alternatively, the annexe rooms provide the flexibility to be seamlessly integrated into the main property, allowing for an arrangement to suit your preferences.

The property opens into a spacious foyer/reception area where stairs rise to the first floor. This area provides access to a generous sitting room which boasts a multi-fuel stove and tiled hearth. The room is sunny and welcoming, courtesy of the abundant natural light invited in through the large bay window to the front of the property.

Access to the generous kitchen/diner is back through the foyer. This stylishly tiled room comes fully equipped with wall-mounted and under-counter cabinets, as well as a double Range cooker and extractor hood. There is plenty of space for dining here, freeing up the dining room for other uses. Additional work and storage space is provided by a useful central island and further storage is available in the roomy walk-in pantry.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The Annexe







Adjoining the impressive kitchen/diner is the formal dining room, the dimensions of which effortlessly accommodate a large family dining table. A sliding patio door from this room offers easy access to the garden room which extends along the rear of the home. When these rooms are opened together, they create a fantastic space for entertaining.

The garden room is a delightful space that has direct access to the expansive decked area of the garden through a row of full-height glass doors that run the length of the room. This is a great place to relax with a cup of coffee and take in the garden's passing wildlife or to watch the seasons change.

A further reception area runs the length of the property, providing a further area that can be adapted to suit your needs.

A double garage at the rear of the property was transformed into a useful annexe by the current owners. Although there is an independent access point to this part of the house, the annexe can also be entered via the kitchen/diner. The annexe comprises a large sitting room, double bedroom and a superb fully equipped kitchen.

In addition to a practical laundry/utility room that can be shared by both sections of the house, there is access to a family bathroom with a five-piece fitted suite in the main section of the property.

There are five large double bedrooms to be found on the first floor. Each room is light and spacious, and two of the bedrooms have fitted

wardrobes. Two bathrooms serve the bedrooms on this floor, one with a large corner bathtub and the other with a shower cubicle.

There is plenty of room for furniture on the spacious, raised decked area of the beautifully maintained garden. Additionally, there is a hot tub here that can be used all year round thanks to side blinds and a roof cover. The garden also features a pond stocked with a multitude of Koi and Goldfish as well as a 16 x 10ft shed to the rear.

An additional shed to the side of the property offers helpful storage for tools and garden equipment, and a sizeable workshop with fitted cabinets, lights and electricity provides a useful space for do-it-yourself projects and storage.

The fully enclosed garden is laid mostly to lawn, with two kidney-shaped flower beds at the back and defined areas of shingle for shrubs and pots. A range of bushes and trees of assorted varieties have been planted throughout.

The historic market town of Watton, mentioned in the Domesday book, is a thriving town with a bustling high street and a popular weekly market. It is only a short walk from the property to the centre of town, where a range of shops, supermarkets, eateries, a sports centre, and other amenities can be accessed. There is also a high school and primary school within walking distance. The current owner is keen to extol the local walks as he explains, "There are some great walks in the area and a local walking group you can join if you're keen to explore the routes."





STEP OUTSIDE

The nearby ancient Wayland Wood, owned by the Norfolk Wildlife Trust, is said to be the site of the 16th century 'Babes in the Wood' fairytale - as depicted on the town's sign. This is one of the largest woods in South Norfolk and a wonderful place to explore.

Thetford, about 14 miles away, has a variety of shops and facilities, including supermarkets, restaurants, pubs, a cinema, and an indoor soft play centre. Rail links from Thetford provide access into London. Local bus routes also provide easy links to East Dereham, Norwich and Wymondham. The closest railway station can be found in Attleborough, approximately 10 miles away.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band F

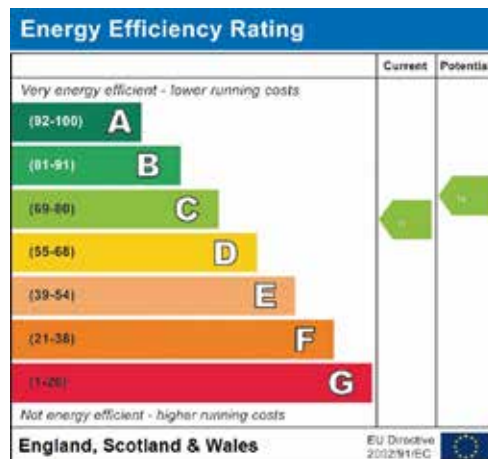
Services: Mains Water, Electricity, Gas and Drainage. Gas fired central heating.

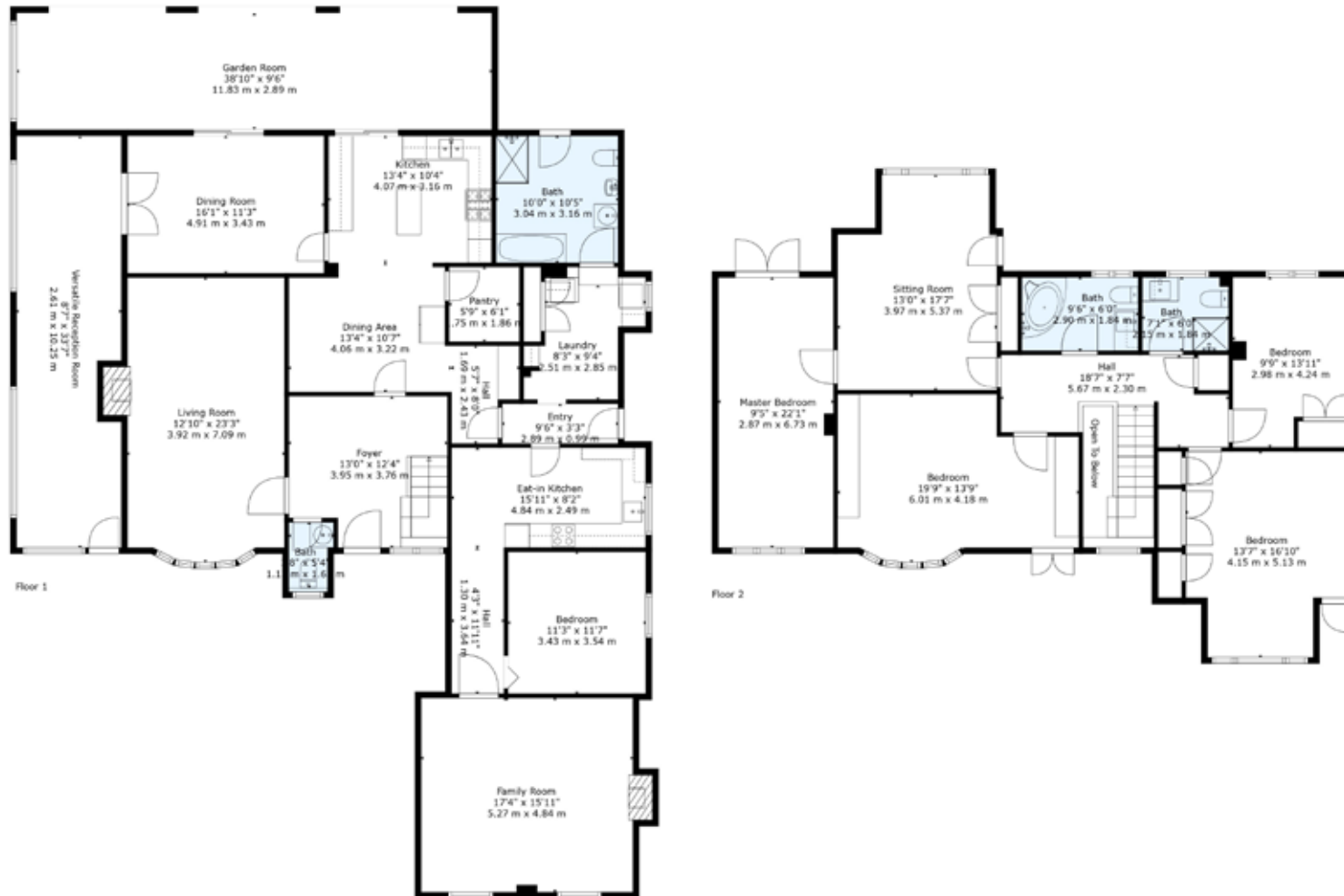
Broadband: Current Provider BT Halo

Directions: From Diss head West on the 1066 towards Thetford. At Garboldisham turn right and head north on the B1111 until you join the A1075. Follow up to Watton and turn left on to the 1108 at the intersection and follow the Brandon Road. The house is on the right.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property ///artist.valid.viewer

Postcode: IP25 6LB.





TOTAL: 3860 sq. ft, 359 m2

FLOOR 1: 2563 sq. ft, 238 m2, FLOOR 2: 1297 sq. ft, 121 m2

EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, OPEN TO BELOW: 30 sq. ft, 3 m2, LOW CEILING: 22 sq. ft, 2 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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