

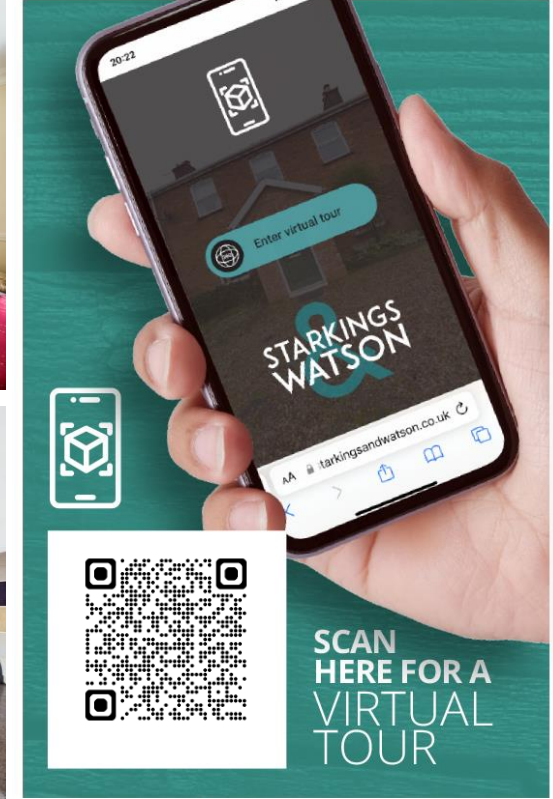
THETFORD ROAD

Watton, Thetford IP25 6BT

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Non-Estate Setting
- 1930's Detached Family Home
- Two Bay Fronted Reception Rooms
- Open Plan Dining & Breakfast Room
- Four Bedrooms
- En Suite & Family Bathroom
- Close to High Street
- Approx. 0.24 Acre Plot (stms)

IN SUMMARY

With a 0.24 ACRE PLOT (stms), this EXTENDED 1930's DETACHED HOME offers a NON-ESTATE SETTING within close proximity to WATTON HIGH STREET and its wealth of amenities. With a WARM and INVITING INTERIOR, ample parking can be found to front, with an integral GARAGE- ideal for ENTERTAINING and FAMILY LIVING. Extended to some 2100 Sq. ft (stms), the accommodation is HIGHLY FLEXIBLE, and encompasses both CHARACTER FEATURES and more modern touches. The TWO BAY FRONTED RECEPTION ROOMS create both a sitting room and family room, with a DINING ROOM open plan to the KITCHEN - with doors leading off to a UTILITY ROOM and BREAKFAST ROOM. Also from the hall is a spacious W.C and CONSERVATORY - along with an abundance of STORAGE. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE, W.C and further family BATHROOM. Outside, the GARDENS are a SECLUDED SETTING with extensive planting and seating areas.

SETTING THE SCENE

Set back from the road, a timber five bar gate opens up to the shingle driveway, with mature hedging to the front and side boundaries. Ample parking can be found, with access to the garage, and gated access to the rear.

THE GRAND TOUR

Once inside, the carpeted hall entrance opens up to the main living spaces, with the stairs rising to the first floor. To your left is the family room, centred on an exposed brick open fire place, with a bay window to front. Opposite is the sitting room, with a matching style including a bay window to front and feature fire place. A door leads into the adjacent dining room, with built-in storage, fitted carpet, and a door back into the hall. Open plan to the kitchen, this light and bright room is both family friendly but also functional, formed in a galley style with ample storage and room for a Range style cooker. With space for a dishwasher, tiled splash backs run around the work surfaces, whilst a door leads to the useful utility room where you can find space for general white goods, along with the wall mounted gas fired central heating boiler and a door into the integral garage. Also leading off the kitchen is the breakfast room - complete with low level windows and twin doors, allowing views over the gardens. French doors also lead from the hall entrance, with doors to the spacious W.C, complete with a white two piece suite, and to the conservatory which includes French doors to the rear, and tiled flooring. Upstairs, the landing leads to a W.C, and separate bathroom which is



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complete with a rolled top bath and separate shower cubicle - all fully tiled. The four bedrooms are all finished with fitted carpet, double in proportions and two include bay windows to front. The main bedroom enjoys an en suite shower room.

THE GREAT OUTDOORS

Heading outside, a hard standing patio sweeps across the rear of the property, with ample space to dine alfresco and entertain. The lawned gardens open up, with a range of planting, timber built summer house and enclosed boundaries. A secret garden opens up with fenced off vegetable plots and further storage.

OUT & ABOUT

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

FIND US

Postcode : IP25 6BT

What3Words : ///trading.builder.shampoos

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m

2103.73 ft²
195.44 m²