



Dereham Road, Watton Thetford IP25 6ER

welcome to

Dereham Road, Watton Thetford

>>STUNNING 1860's PERIOD HOME!! Beautifully presented five-bedroom home boasting open fireplaces, bay windows, generous accommodation, wrap-around gardens, carport and ample off-road parking.



Entrance Hall

Tiled flooring, Under floor heating, Wooden door to the front aspect, Radiator

Ground Floor Shower Room

Tiled flooring, Frosted single glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Wall-mounted heated towel rail,

Lounge

Carpet flooring, Single glazed bay window to the front aspect, Open central open fireplace, Radiator

Dining Room

Wood flooring, Single glazed bay window to the front aspect, Central open fireplace

Kitchen

Tiled flooring, Single glazed window to the rear aspect, Radiator, Double glazed French door to the rear, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink drainer, Integrated low-level fridge, freezer and dishwasher, Space for range style cooker, Storage cupboard

Utility Room

Tiled flooring, Space for washing machine and fridge freezer

Conservatory

Tiled flooring, Wooden door to the rear aspect

First Floor Landing

Carpet flooring, Radiator, Stained glass divider

Bedroom One

Carpet flooring, Single glazed window to the front aspect, Open central fireplace, Built-in storage

Bedroom Two

Carpet flooring, Single glazed window to the front aspect, Storage cupboard, Open central fireplace, Radiator

Bedroom Three

Carpet flooring, Single glazed sash window to the side aspect, Radiator, Storage cupboard

Bedroom Four

Carpet flooring, Single glazed window to the front aspect, Radiator, Loft access

Bathroom

Tiled flooring, Frosted single glazed window to the rear aspect, Low-level WC, Wall-mounted heated towel rail, Free-standing bath

WC

Tiled flooring, Low-level WC, Pedestal handwash basin, Stained glass window to the side aspect

Bedroom Five

Carpet flooring, Single glazed window to the rear aspect, Radiator

Boiler Room

Boiler, Space for tumble dryer

Outside

The property benefits from a wrap-around style garden, split into sections including a garden to the front of the property, laid to lawn, surrounded by mature shrubs and trees with a brick weave pathway leading to the front door. To the side and rear there is a private enclosed patio area, garden pergola and wooden shed with power. There is also a brick weave driveway and carport with parking for 6 cars.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Dereham Road, Watton Thetford

- Beautiful 1860's Period Home
- Five Generous Bedrooms
- Open Fireplaces
- Beautiful Wrap-Around Gardens
- Private Patio Area & Garden Pergola

Tenure: Freehold EPC Rating: D
Council Tax Band: E



offers in the region of
£465,000

Total floor area 149.3 m² (1,608 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), coverings 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.co

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109173 - 0002

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.

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