



67 High Street, Watton  
£475,000

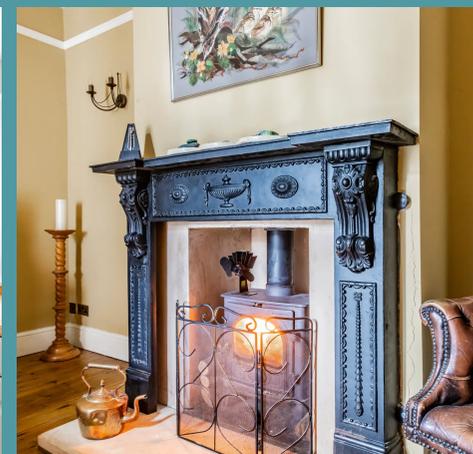
# 67 High Street

Watton, Thetford

This delightful house in Watton welcomes you with warmth and character. Offering three generously sized bedrooms, including a charming loft bedroom, and a rare two-floored annex, it provides versatile living options. Embrace outdoor living in the plentiful rear garden, predominantly laid to lawn, with off-road parking available at the front for practical convenience.

Watton is just 14.5 miles from Thetford that has many beautiful rural and forest walks. The city of Norwich is just 25 miles from the property, boasting easily accessible transport routes to other towns and cities as well as more amenities and shopping opportunities. Within the town is a multitude of local amenities, including shops, supermarkets, restaurants, pubs, schools for all ages, a doctor's surgery, as well as boasting being surrounded by Norfolk's stunning countryside views offering a real rural feel.

Step into the warmth and charm of this delightful house in Watton, accessed through the inviting entrance hallway providing seamless entry to all ground floor rooms. The lounge, a cosy retreat, invites relaxation, while the adjacent dining room sets the stage for memorable gatherings. The well-appointed kitchen area, complemented by a utility room, ensures practicality meets style. A convenient shower room completes the ground floor.





## 67 High Street

Watton, Thetford

Ascend to the upper floor to discover three generously sized bedrooms, each providing ample space for comfort and personalisation. A thoughtfully designed bathroom caters to the needs of the household. The final floor introduces a charming loft bedroom, adding a touch of character to the property. This versatile space can serve various purposes, adapting to the evolving needs of the residents.

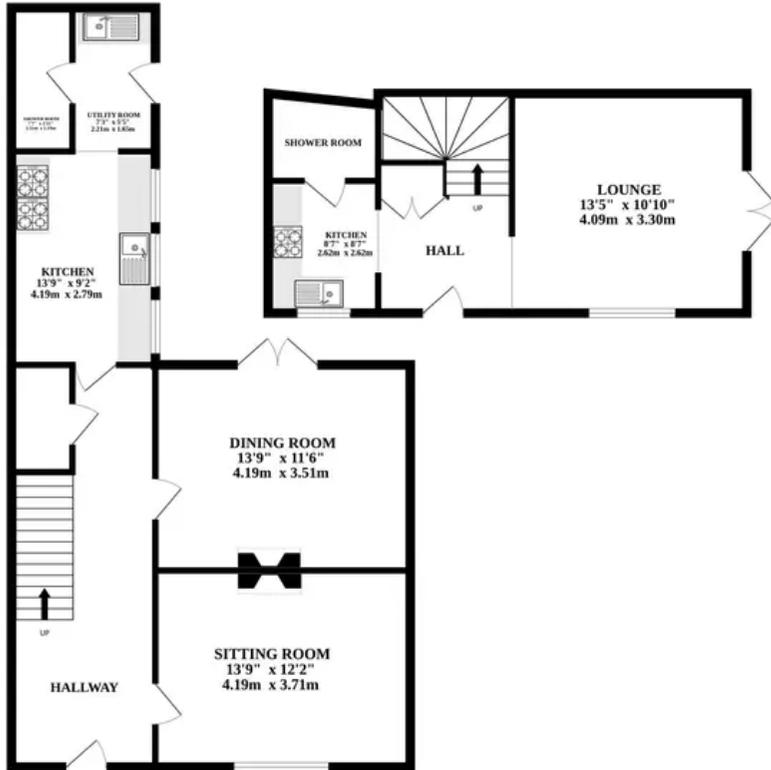
Discover a unique opportunity with this property in Watton that includes a rare feature—an annex spanning two floors. The ground floor of the annex offers a comfortable lounge, a well-equipped kitchen and a convenient shower room, providing an independent living space. Ascend to the upper floor to find two additional bedrooms and a WC, offering added convenience for multi-generational living, making it an ideal setup for older children or parents.



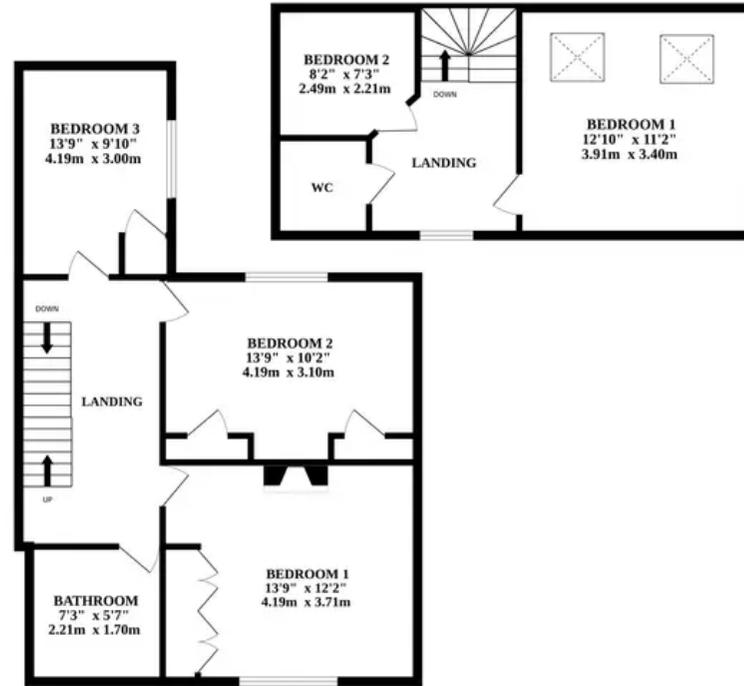
Embrace the outdoors with this property in Watton, featuring a plentiful rear garden that is mainly laid to lawn—a haven for relaxation and outdoor activities. The fenced enclosure ensures privacy and offers an opportunity to customise the space according to your preferences. To the front, off-road parking is available, providing practical convenience.

We understand this property will be sold freehold connected to all mains services, council tax band - D

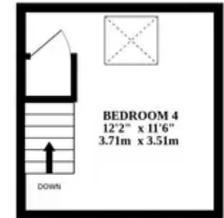
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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