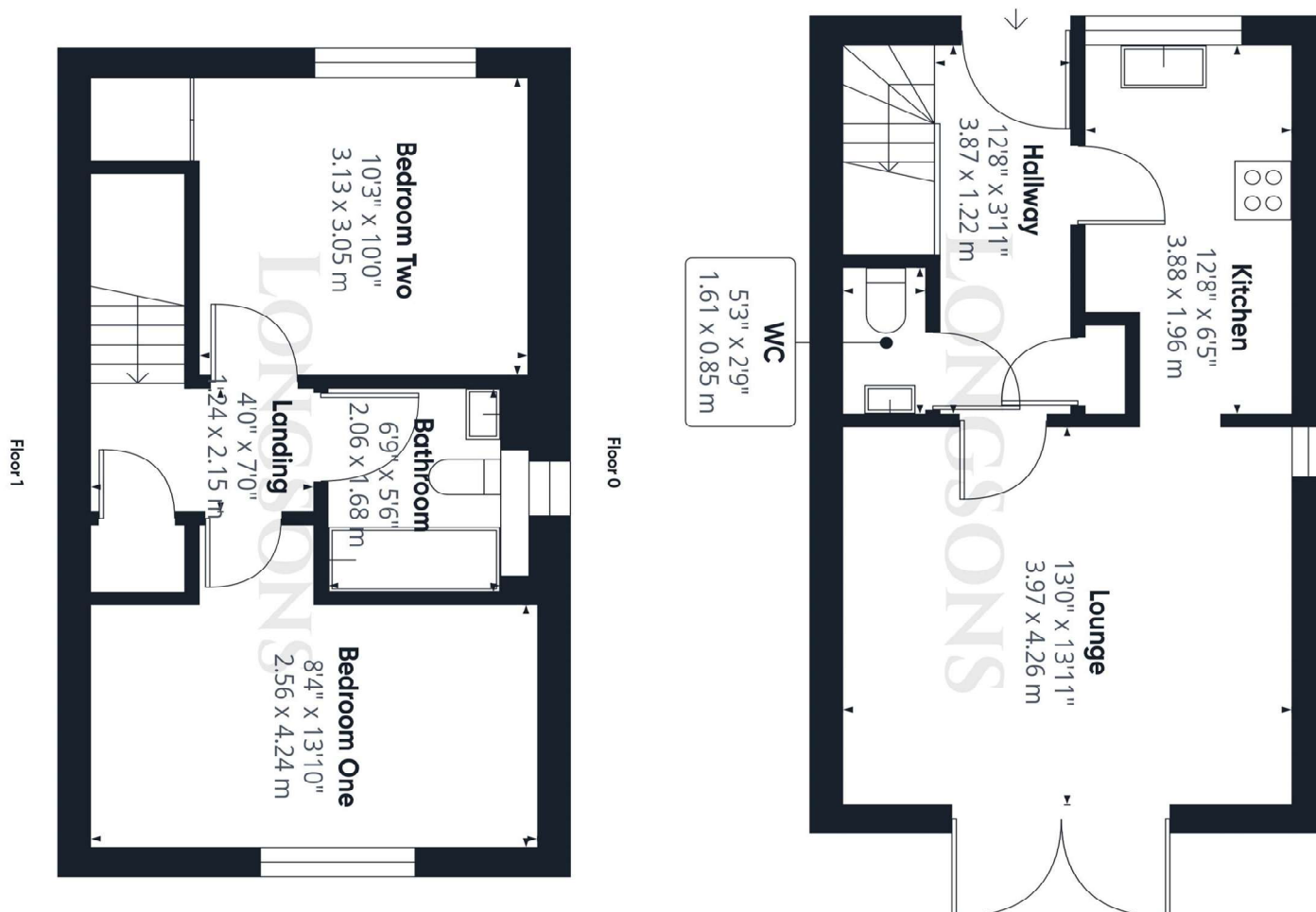




Badger Drive, Watton, Thetford, IP25 6ZN

Very well presented, modern end terrace two bedroom house built by the much respected Abel homes on a popular development in Watton. This fantastic property offers triple glazed windows, PV solar panels, garage, parking, gardens and gas central heating. Available Now!

Price £1,200 pcm To Let





tiles to floor, obscure glass UPVC triple glazed window to side.

Garage

Main up and over door to front, entrance door opening to rear garden, electric power and light.

Outside Front

Front garden laid to a selection of shrubs and plants, driveway laid to a combination of block paving and shingle providing off road parking, outside light, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating A95 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Modern End Terrace House
- Two Double Bedrooms
- Kitchen with Bosch Appliances
- Energy Efficiency Rating A95
- PV Solar Panels
- Garage & Parking
- Triple Glazed Windows
- Available Now!

Situated on a popular development in Watton, Longsons are delighted to bring to the rental market this very well presented, two bedroom end terrace house. Recently built by the much respected Abel Homes, this fantastic property offers triple glazed windows, cloakroom with WC, garage, gardens, parking, integrated Bosch kitchen appliances, PV solar panels, galvanised guttering and gas central heating.

Available now!

Restrictions: non smokers, a pet at landlords discretion

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, two bedrooms, bathroom, garage, parking, gardens, gas central heating, PV solar panels and triple glazed windows.

WATTON
The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the

Wood` were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Composite entrance door to front, stairs to first floor, built in storage cupboard.

Lounge

13'0" (3.96m) x 13'11" (4.24m)
UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to side.

Kitchen

12'8" (3.86m) x 6'5" (1.96m)
Fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated fridge/freezer,

integrated Bosch electric oven, integrated Bosch induction hob with extractor hood over, integrated Bosch dishwasher, integrated Bosch washing machine, UPVC triple glazed window to front, tiles to floor.

Cloakroom

Hand wash basin, WC, tiled splashback, extractor fan.

Stairs & Landing

Built in cupboard housing hot water cylinder, loft access.

Bedroom One

8'4" (2.54m) x 13'10" (4.22m)
UPVC triple glazed window to rear, radiator.

Bedroom Two

10'3" (3.12m) x 10'0" (3.05m)
Built in wardrobe, UPVC triple glazed window to front, radiator.

Bathroom

Bathroom suite comprising bath with mixer shower over and shower screen, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback,

