



Langmere Road, Watton - IP25 6LG



Langmere Road

Watton, Thetford

Presenting a charming TWO BEDROOM DETACHED BUNGALOW nestled in a QUIET and SOUGHT AFTER residential locale near the heart of town. This delightful bungalow has the unique advantage of BACKING ONTO FIELDS, offering a tranquil backdrop to daily living. The accommodation comprises an entrance porch leading to the spacious Sitting/Dining Room for relaxed gatherings. There is an inner hall leading to a well-appointed Kitchen as well as to TWO AMPLE BEDROOMS to the rear one of which is currently being used as a dining room. In addition there is a Family Bathroom completing the interior. The property is further enhanced by the GENEROUS and PRIVATE REAR GARDEN providing plenty of space for keen gardeners. Parking is a breeze with the convenience of a DRIVEWAY to the side, alongside a SINGLE GARAGE for additional storage or vehicle housing. The bungalow is offered in good order and ready to be moved straight into.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Bungalow
- Popular Residential Location Close To Town
- Backing Onto Fields
- Main Sitting/Dining Room & Separate Kitchen
- Two Ample Bedrooms & Family Bathroom
- Generous, Private Rear Gardens
- Driveway Parking
- Single Garage

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.



SETTING THE SCENE

Approached via the cul-de-sac you will find a hard standing and shingled driveway to the side of the bungalow providing off road parking which in turn leads to the garage. There is a small front lawn as well as two entrance doors, one to the front into the porch entrance and another into the inner hallway from the side/driveway. There is side access to the garden from both sides of the bungalow.

THE GRAND TOUR

Entering via the main entrance to the front there is a small porch providing space for coats and shoes with access into the main sitting/dining room beyond. There is plenty of space for sitting and dining as well as a large window to the front allowing natural light. A door leads through to the inner hallway with a storage cupboard as well as a useful side door to the driveway. The kitchen which overlooks the driveway offers a range of wall and base level units with rolled edge worktops over and space for all white goods. Off the inner hallway there is access to two main bedrooms and a family bathroom. The two bedrooms both overlook the gardens to the rear with the smaller bedroom currently used as a dining room with doors leading out to the garden also. The bathroom offers a shower, w/c and hand wash basin.

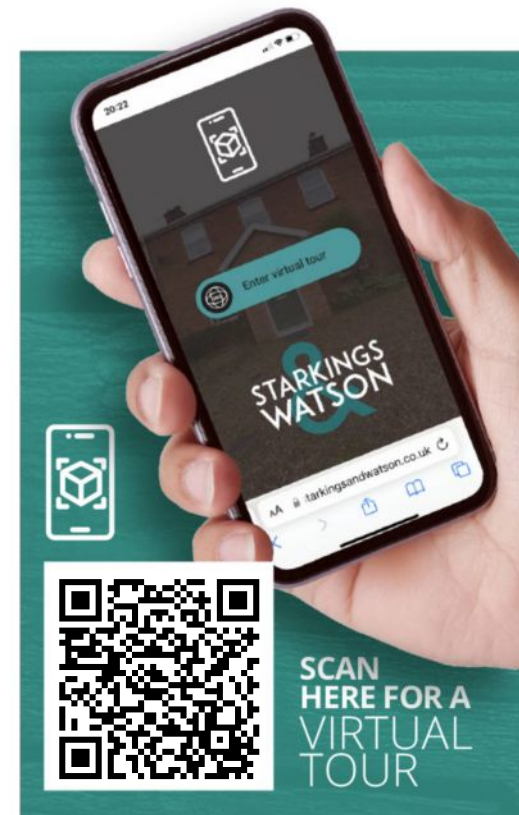
FIND US

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VIRTUAL TOUR

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



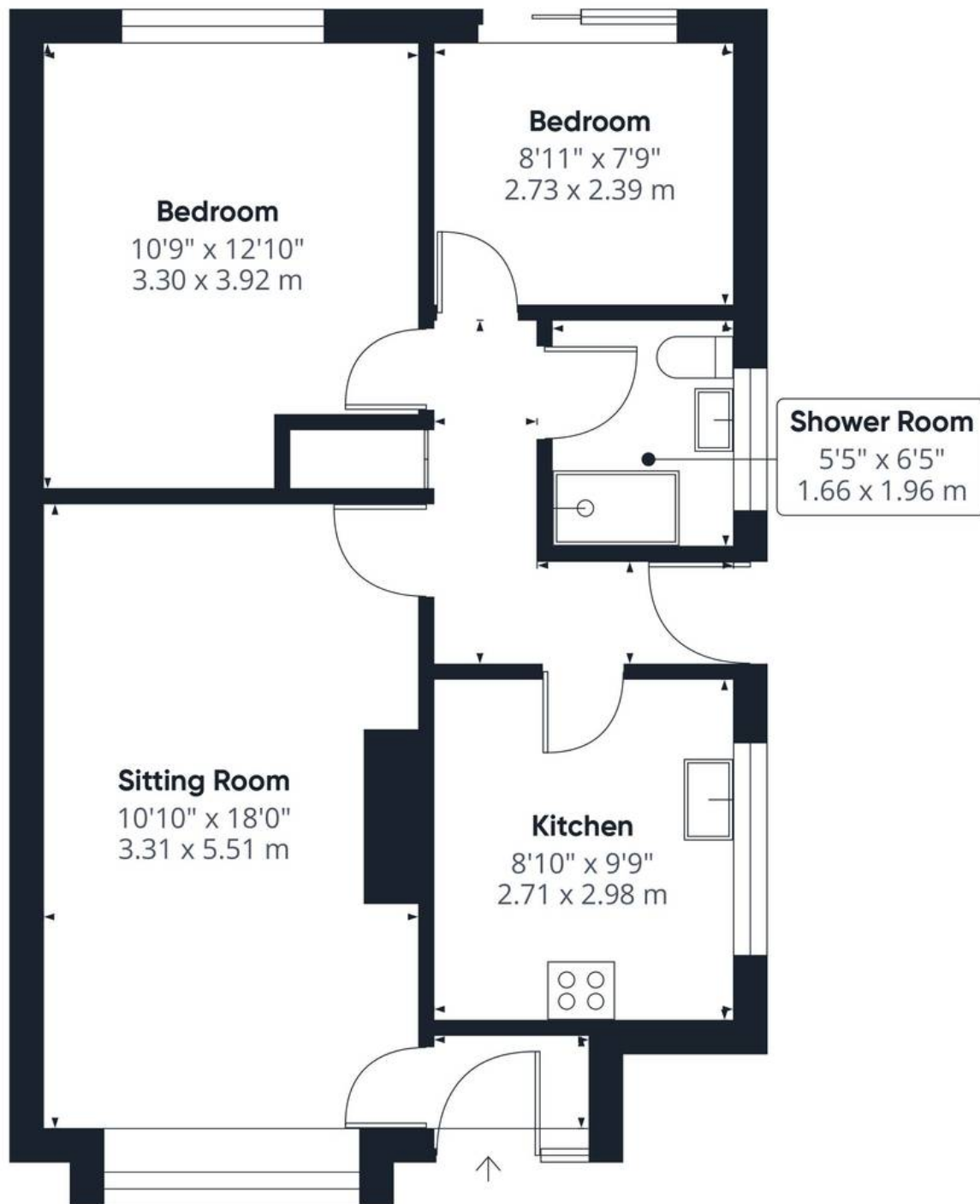




THE GREAT OUTDOORS

The generous rear garden benefits from fields beyond offering an excellent backdrop to the bungalow. The garden is mostly laid to lawn with paved pathway and patio areas. There are various planting beds with shrubs as well as shingled area and rockery. There is a timber built storage shed as well as access to the garage from the garden.





Approximate total area⁽¹⁾

587 ft²

54.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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