

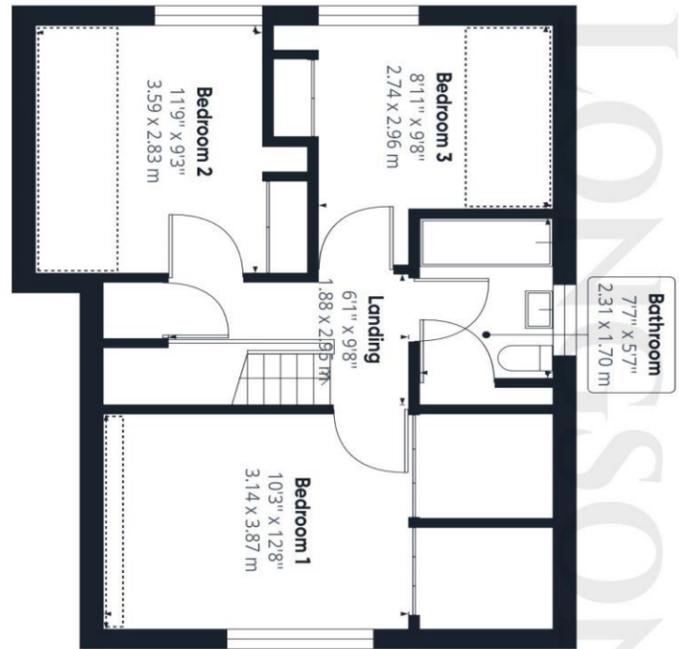
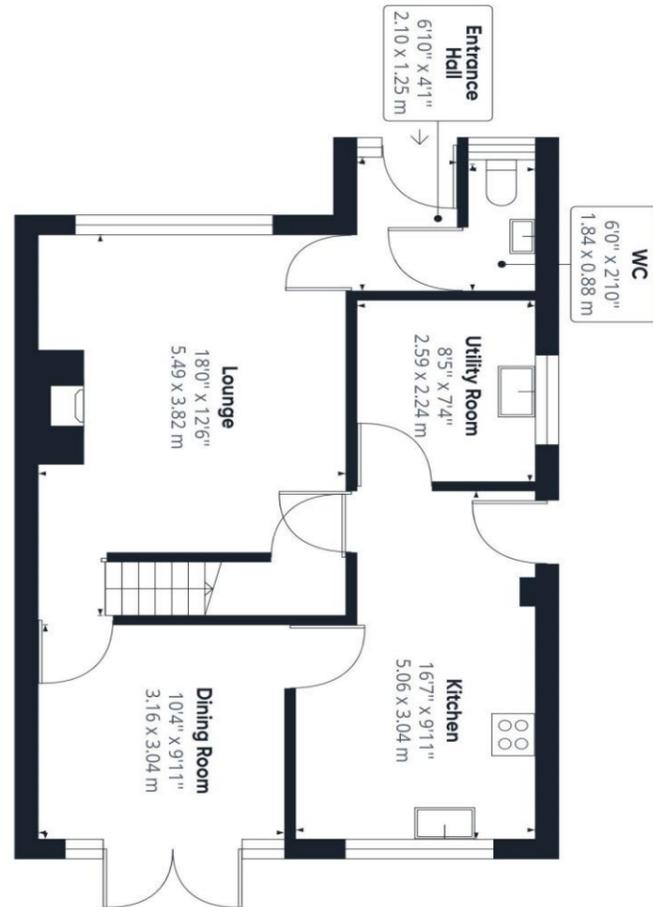


### Vicarage Walk, Watton, Thetford, IP25 6PH

Very well presented, detached three bedroom chalet-style house tucked away in an end of cul-de-sac location in Watton. This superb property offers two reception rooms, utility room, cloakroom, garage, very well presented gardens, gas central heating, UPVC double glazing.

VIEWING HIGHLY RECOMMENDED

**Price £300,000-£325,000 Freehold**





**Stairs and Landing**

Built in storage, covered loft access.

**Bedroom One**

**12'8" (3.86m) x 10'3" (3.12m)**

Built in wardrobes, UPVC double glazed window to front, radiator.

**Bedroom Two**

**11'9" (3.58m) x 9'3" (2.82m)**

Built in wardrobes, UPVC double glazed window to front, radiator.

**Bedroom three**

**9'8" (2.95m) x 8'11" (2.72m)**

Built in wardrobes, UPVC double glazed window to front, radiator.

**Bathroom**

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC set within fitted cabinets, towel radiator, built in cupboard housing hot water cylinder, fully tiled walls, obscure glass UPVC double glazed window to side.

**Garage**

Remote control motorised main roller door to front, double glazed window to rear, UPVC double glazed entrance door opening to rear garden, electric light and power.

**Outside Front**

Very well maintained front garden laid to lawn, selection of shrubs, flowers and ornamental trees, driveway providing off road parking, outside light, gated access either to side to front, gated access to rear garden.

**Rear Garden**

Very well presented rear garden laid to lawn, paved patio seating area, shrubs, plants and flowers to beds and borders, wooden garden shed, wooden summer house, greenhouse, outside tap, wooden fence to perimeter, gated access to front and side of property.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom House
- Cul-De-Sac Location
- Fitted Kitchen
- Utility Room
- Well Presented Gardens
- Garage and Off Street Parking
- Solar Panels to Heat Water
- UPVC Double Glazing
- Log Burning Stove
- Two Reception Rooms

**VIEWING HIGHLY RECOMMENDED**

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this extremely well presented, detached chalet-style three bedroom house. This fantastic property offers two reception rooms, log burning stove, garage, parking, extremely well presented gardens, utility room, cloakroom, gas central heating, two solar panels to heat the water and UPVC double glazing.

Briefly, the property offers entrance hall, cloakroom, lounge, dining room, kitchen, utility room, three bedrooms, bathroom, garage, gardens, parking, gas, central heating and UVC double glazing,

**WATTON**  
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; 'wat' being the local dialect word for hare, and 'ton' for barrel. 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.

**Entrance Hall**

UPVC double glazed entrance door to front, radiator.

**Cloak Room**

Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

**Lounge**

**18'0" (5.49m) x 12'6" (3.81m)**  
Fireplace with inset multi-fuel burning stove, UPVC double glazed window to front, built in storage cupboard, radiator, stairs to first floor.

**Dining Room**

**10'4" (3.15m) x 9'11" (3.02m)**

UPVC double glazed French doors opening to rear garden, vertical radiator.

**Kitchen**

**16'7" (5.05m) x 9'11" (3.02m)**

Fitted kitchen units to walls and floor complemented by a work surface over with ceramic one and a half sink unit with mixer tap and drainer, space for large Range style gas oven and hob, space and plumbing for dishwasher, tiled splashback, space for tall upright fridge/freezer, UPVC double glazed window to front, UPVC double glazed entrance door opening to side, tiles to floor, radiator.

**Utility Room**

**8'5" (2.57m) x 7'4" (2.24m)**

Fitted kitchen units to walls and floor, one and a half bowl stainless steel sink unit with mixer tap and drainer, wall mounted gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, tiled splashback, tiles to floor, UPVC double glazed window to side, radiator.

