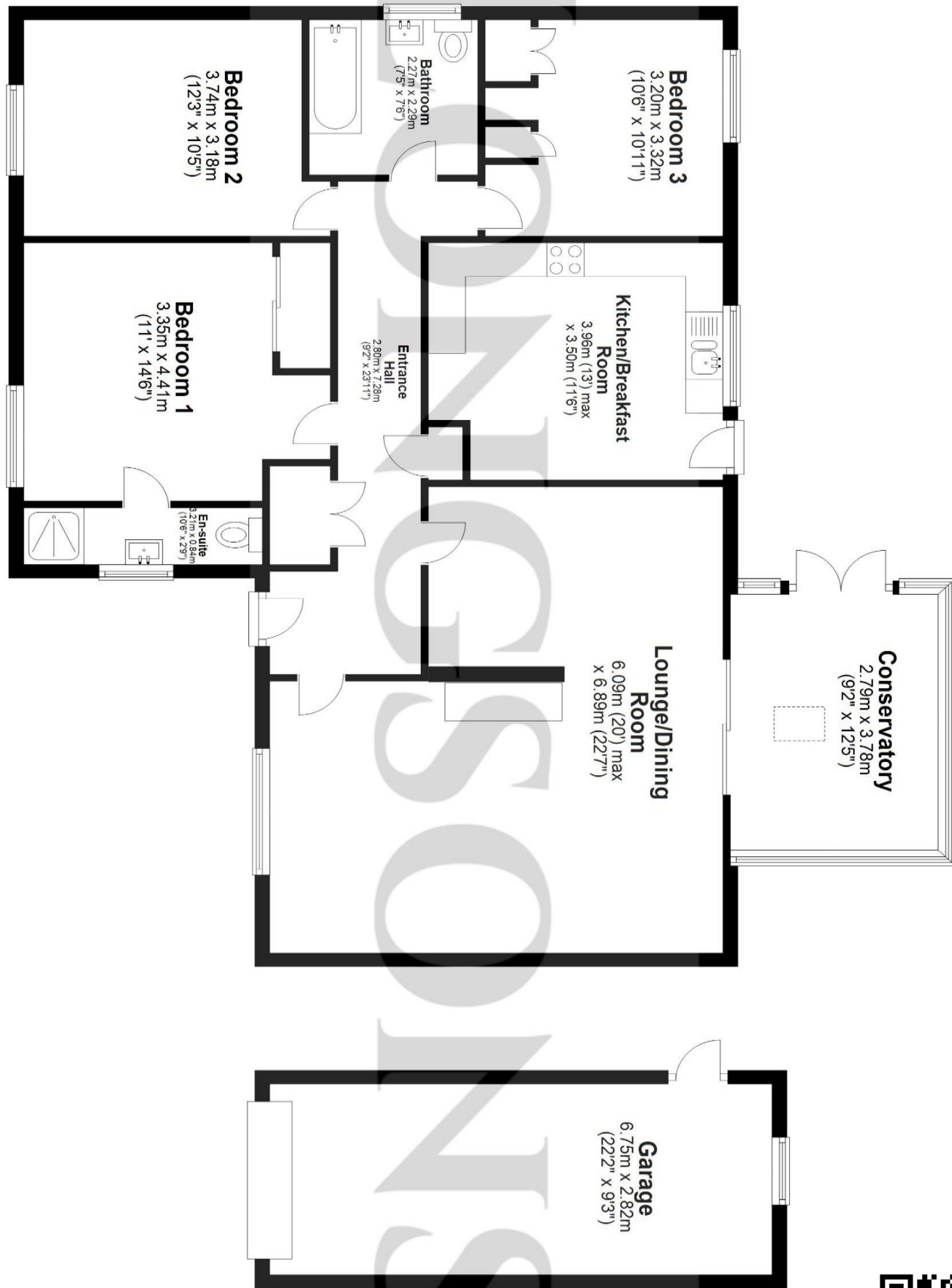




**Ground Floor**  
Approx. 141.9 sq. metres (1527.2 sq. feet)



### Heron Way, Watton, Thetford, IP25 6UW

Spacious, well presented, detached three bedroom bungalow with garage situated in a cul-de-sac location in the popular town of Watton. This fantastic property offers parking for several vehicles, conservatory, UPVC double glazing (replaced 2021), gardens and gas central heating.  
**NO ONWARD CHAIN**

**Price £375,000 Freehold**

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



UPVC obscured double glazed window to side, extractor fan.

**Bedroom Two**  
12'3" (3.73m) x 10'5" (3.18m)  
Max

UPVC double glazed window to front, TV aerial socket, radiator.

**Bedroom Three**  
10'11" (3.33m) Max x 10'6" (3.2m)

Fitted double wardrobe, UPVC double glazed window to rear, radiator.

**Family Bathroom**  
Panelled bath with mains Aqualisa shower and rainwater shower head over with collapsible shower screen, vanity wash basin and WC, chrome towel radiator, fully tiled walls, ceramic tiles to floor, UPVC double glazed opaque window to side, extractor fan.

**Outside Front**  
Brickweave driveway leading to garage, lawned area, patio pathway surrounding the property, solar panels heating the hot water, solar PV (FIT), outside light, post and chain fence to perimeter.

**Rear Garden**

Fully enclosed and not overlooked rear garden with large patio area laid to paving slabs, ornamental slate with shrubs, grass area to rear with plants and shrubs to borders, additional patio seating area to rear, outside tap, screened off wheelie bin area, fenced perimeter, secure lockable gated access to front.

**Garage**

Extra long garage offering utility/storage area, electric roller door to front, UPVC double glazed window to rear, door leading to side and rear garden.

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.

- Detached Bungalow
- Three Double Bedrooms
- En-Suite to Primary Bedroom
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Conservatory
- Well Presented Gardens
- Garage
- UPVC Double Glazing Throughout
- NO ONWARD CHAIN

**NO ONWARD CHAIN**

Situated in a cul-de-sac location in the popular Norfolk market town of Watton, Longsons are delighted to bring to the market this well presented, spacious, detached three bedroom bungalow. The property boasts a fitted kitchen/breakfast room, spacious lounge/dining room, conservatory, en-suite shower room to primary bedroom two further double bedrooms, family bathroom, gardens, gas central heating, UPVC double glazing (replaced 2021) and gas central heating (new boiler installed in 2021). **VIEWING HIGHLY RECOMMENDED**

**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**

Ceramic tiles to floor, airing cupboard housing hot water tank, water softener and boiler (replaced in 2021), additional storage cupboard, loft access, two radiators.

**Kitchen/Breakfast Room**  
13'0" (3.96m) x 11'6" (3.51m)

Range of fitted units to walls and floor complemented by a roll edge worktop with inset ceramic sink and mixer tap, tiled splashback, integrated Neff electric oven, Neff microwave and Neff induction hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, ceramic tiles to floor, space for dining table, UPVC double glazed window to

rear, UPVC double glazed door leading to rear garden.

**Lounge/Dining Room**  
20'0" (6.1m) Max x 22'7" (6.88m)  
Max

Spacious and light with gas feature fireplace with plaster surround and marble hearth, ceramic tiles to floor, UPVC double glazed window to front, three radiators, aluminium flamed double sliding doors to conservatory.

**Conservatory**  
12'5" (3.78m) x 9'2" (2.79m)

East facing brick and UPVC constructed conservatory with double French doors to rear garden, aerial and electrical socket, ceramic tiles to floor, radiator.

**Bedroom One**  
14'6" (4.42m) Max x 11'0" (3.35m)

Built in double wardrobe ceramic tiles to floor, UPVC double glazed window to front, TV aerial socket, radiator, door leading to en-suite.

**En-Suite Shower Room**

Shower cubicle with Aqualisa power shower and rainwater head over, WC, wash basin, ceramic tiles to floor, partly tiled walls, chrome towel radiator.

