

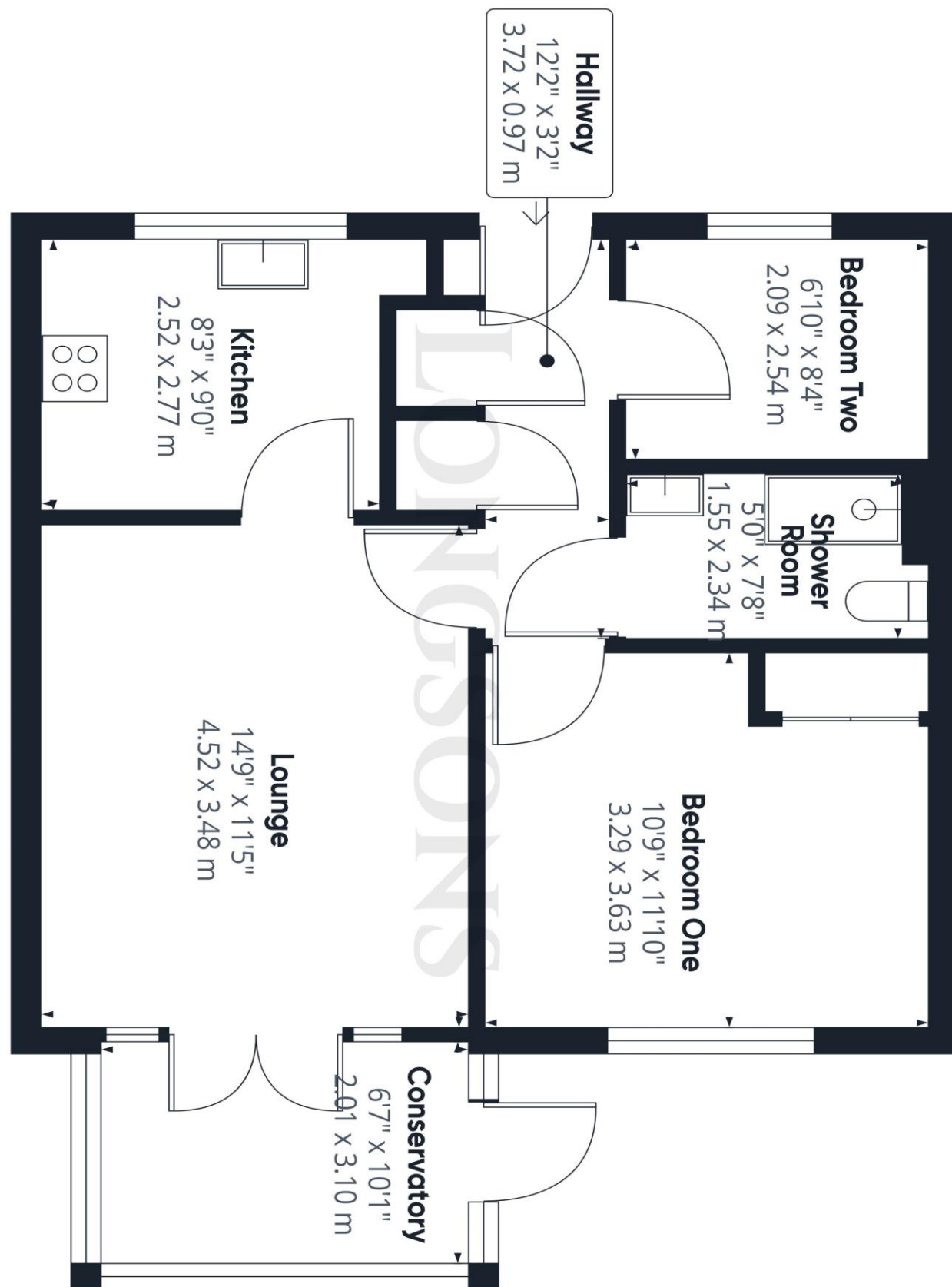


Mary Shanks Close, Watton, Thetford, IP25 6FB

Available CHAIN FREE!

Modern, well presented two bedroom semi detached bungalow situated in the town centre of Watton. The property offers gardens, conservatory, parking, gas central heating and UPVC double glazing.

Price £210,000 Freehold





Shower Room

Double shower cubicle with rainforest shower head and separate hand shower attachments, hand wash basin, WC, tiled splashback and radiator.

Outside Front

Low maintenance front garden laid to artificial grass, shrubs to border, driveway to the side providing off road parking, outside lights, outside tap, and gated access to the rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs to borders, wooden fence to perimeter, gated access to side.

EPC rating 75C (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Two Bedroom Bungalow
- Semi-Detached
- Conservatory
- Shower Room
- Gardens
- Parking
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE

Conveniently situated within easy walk of Watton town centre, Longsons are delighted to bring to the market this well presented modern, two bedroom semi detached bungalow. The property offers conservatory, low maintenance gardens, parking, gas central heating and UPVC double glazing.

Available Chain Free!

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, conservatory, kitchen, two bedrooms, shower room, gardens, parking, gas central heating and UPVC 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 the front aspect, two built in cupboards, one housing the gas central heating boiler, radiator.

Lounge

UPVC double glazed French doors opening to the conservatory, wood effect laminate flooring and radiator.

Kitchen

9'0" (2.74m) x 8'3" (2.51m)

Fitted kitchen units to walls and floor complemented by a roll edge worktop, stainless steel one and a half bowl sink unit, mixer tap and drainer, tiled splashback, integrated Neff electric oven with gas hob and extractor hood over, integrated fridge/freezer, UPVC double glazed window to the front aspect and radiator.

Conservatory

10'1" (3.07m) x 6'7" (2.01m)

UPVC double glazed conservatory, entrance door opening to the rear garden and tiled floor.

Bedroom One

11'10" (3.61m) x 10'9" (3.28m)

Built in wardrobes, UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

8'4" (2.54m) x 6'10" (2.08m)

UPVC double glazed window to the front aspect and radiator.

