



Nelson Court, Watton, Thetford, IP25 6EW

A well presented detached three bedroom bungalow in the popular market town of Watton. The property benefits from a modern fitted kitchen, lounge/dining room, low maintenance front and rear gardens, off- street parking for several vehicles, garage.

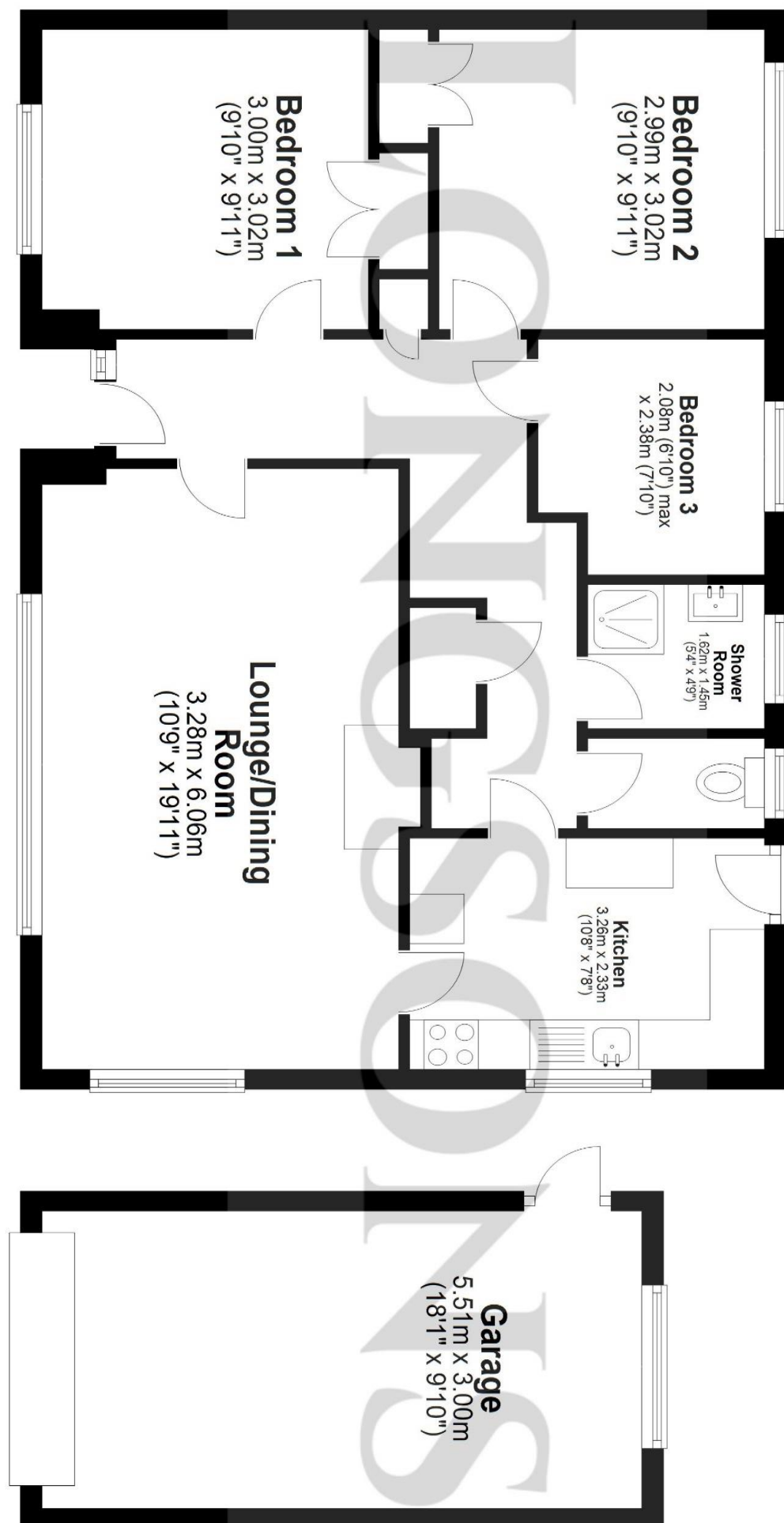
Guide Price £240,000 - £250,000 Freehold



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

Ground Floor

Approx. 85.2 sq. metres (917.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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Bedroom Two
9'11" (3.02m) x 9'10" (3m)
Built in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Three
7'10" (2.39m) x 6'10" (2.08m)
UPVC double glazed window to rear, radiator.

Outside Front
Mainly laid to shingle with path leading to front door, both side aspects and drive, concrete driveway leading to garage and gated access to rear garden.

Garage
Up and over main door, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, electric and lighting.

Rear Garden
Fully enclosed low maintenance rear garden mostly laid to lawn with shingled borders, a patio area, fenced perimeter and access to garage, outside light.

Agent's Notes
EPC rating 60D (Full copy available on request)
Council tax band C (Own enquiries should be make 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.

- Detected Bungalow
- Three Bedrooms
- Sought After Location
- Lounge/Dining Room
- Fitted Kitchen
- Low Maintenance Gardens
- Ample Off-Street Parking
- Garage
- UPVC Double Glazing
- Gas Central Heating

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Welcome to your dream home! This stunning three bedroom detached bungalow is situated in a highly desirable area of Watton, and it could be yours. With its modern fitted kitchen, lounge/dining room, shower room, separate WC and low maintenance gardens both front and rear, this property has everything you need for comfortable living and just a few minutes walk from the town. Plus, it comes with a garage for added storage space along with ample off-street parking, gas central heating as well as UPVC double glazing - what more could you need? Come see this beautiful property today before someone else snatches it up!

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 door with UPVC double glazed side panel, storage cupboard, radiator.

Lounge/Diner
19'11" (6.07m) x 10'9" (3.28m)
Feature fireplace (currently not in use) UPVC double glazed window to front, radiator, door leading to kitchen.

Kitchen
10'8" (3.25m) x 7'8" (2.34m)
Range of modern units to walls and floor complemented by a wood effect worktop, stainless steel sink and mixer tap, subway tiled splashback, integrated electric oven and hob with extractor fan over, space for fridge/freezer and washing machine, UPVC double glazed window to side, wood effect vinyl to floor, radiator, UPVC double glazed door leading to rear garden.

WC
UPVC double glazed opaque window to rear, WC, wood effect vinyl to floor.

Shower Room
Corner shower cubicle with mains shower head over, wash basin, chrome heated towel radiator, UPVC double glazed opaque window to rear, partly tiled walls, wood effect vinyl to floor.

Bedroom One
9'11" (3.02m) x 9'10" (3m)
Built-in Wardrobe, UPVC double glazed window to front, radiator.

