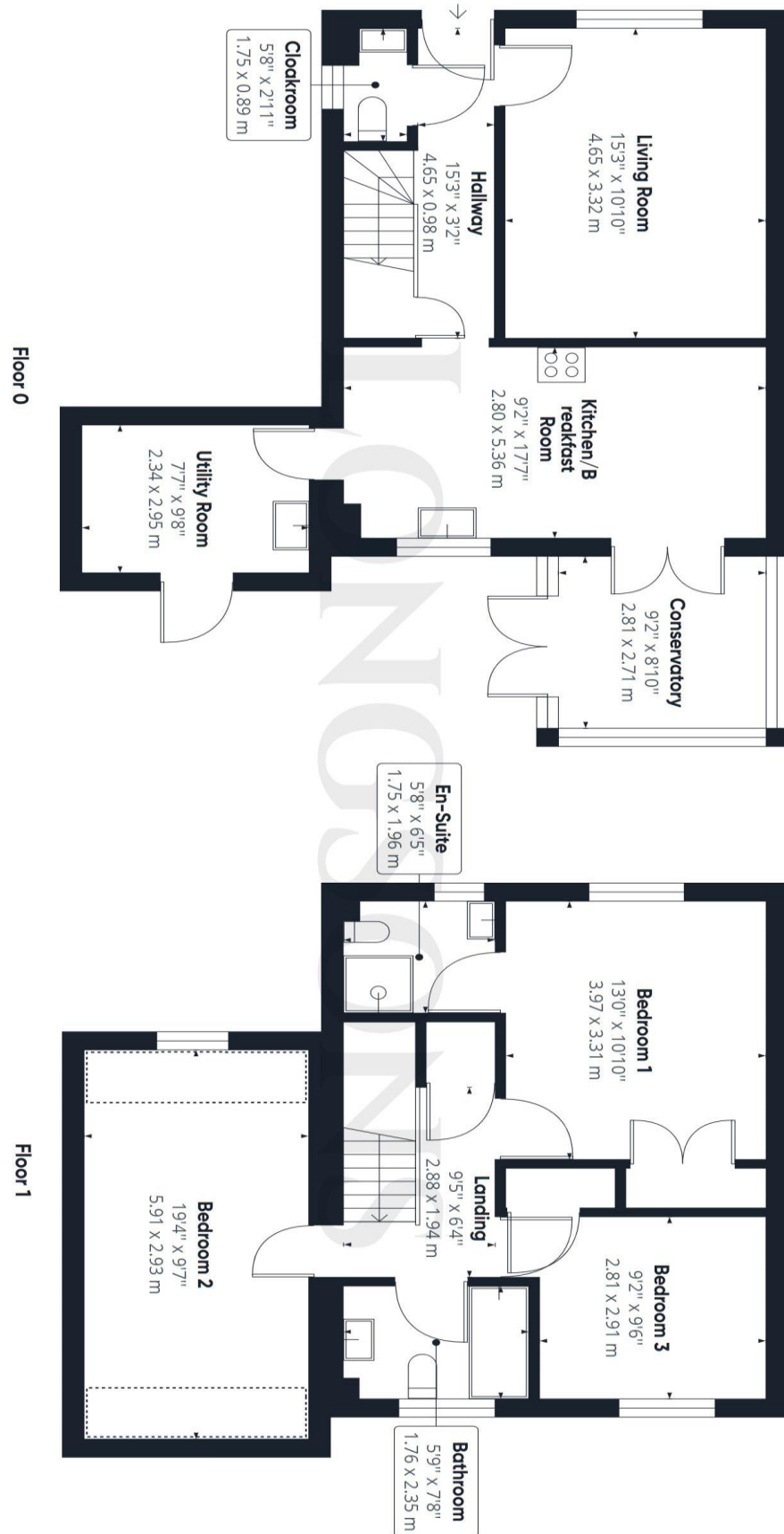




### Dudley Close, Watton, Thetford, IP25 6QZ

A extremely well presented modern semi-detached three bedroom house situated on a popular development in the market town of Watton. This superb property benefits from conservatory, en-suite, utility along with garage, parking, gardens, gas central heating and UPVC double glazing.

**Guide Price £300,000-£325,000 Freehold**





**En Suite Shower Room**

Single corner shower cubicle with overhead electric shower, WC, pedestal wash basin, partly tiled walls, vinyl to floor, UPVC Georgian style double glazed window to front, radiator.

**Bedroom Two**  
**19'4" (5.89m) x 9'7" (2.92m)**

UPVC Georgian style double glazed window to front, Velux window to rear, carpet to floor, additional loft access, two radiators.

**Bedroom Three**  
**9'2" (2.79m) x 9'6" (2.9m)**

Storage cupboard, UPVC Georgian style double glazed window to rear, carpet to floor, radiator.

**Bathroom**

Stylish modern suite comprising bath tub with mixer tap and shower attachment, WC, pedestal wash basin, partly tiled walls, UPVC obscure glass Georgian style double glazed window to rear, vinyl to floor, radiator.

**Outside Front**

Low maintenance front garden laid to shingle, driveway providing parking for several vehicles and leading to garage,

outside light, gated access leading to rear garden.

**Garage**

Main up and over door to front aspect.

**Outside Rear**

Mainly laid to lawn with paved patio seating area, complemented with raised railway sleeper flower beds, shrubs and trees to borders, wooden fence to perimeter, outside electric socket, gated access to front.

**Garden Building with Storage Shed to side**

Storage area, double glazed door leading to outside office space, double glazed window to rear.

**Agents note**

EPC rating 84 B (full copy available on request)

Council Tax Band C (further enquiries should be made via Breckland District Council)

Please note that the current photographs are from a previous listing and Bedroom 2 currently has a stud wall creating a single bedroom and office space.

- Superb Semi-detached House
- Three Bedrooms
- Extremely Well Presented
- En-suite Shower Room, Bathroom + Cloakroom
- Kitchen/ Breakfast Room
- Conservatory
- Garage + Parking
- Utility Room
- Gas Central Heating
- UPVC Double Glazing

Guide Price £300,000-£325,000.

Situated on a popular development in the market town of Watton Longsons are delighted to bring to the market this extremely well presented modern three bedroom semi-detached house. This superb property offers kitchen/breakfast room, conservatory, en-suite shower room, utility room along with garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, living room, kitchen/breakfast room, utility room, cloakroom, three bedrooms, en-suite shower room, bathroom, garage, parking, garden building, gardens, gas central heating and UPVC double glazing.

**Entrance Hall**

Double glazed front door, stairs to first floor, under stairs storage cupboard, vinyl to floor, radiator.

**Living Room**  
**15'3" (4.65m) x 10'10" (3.3m)**

Feature fireplace, UPVC Georgian style double glazed window to front, vinyl to floor, radiator.

**Cloakroom**

WC, pedestal wash basin with tiled splashback, Georgian style obscure glass UPVC double glazed window to side aspect.

**Kitchen/Breakfast Room**  
**17'7" (5.36m) x 9'2" (2.79m)**

Range of fitted high gloss units at base and eye level complemented with a roll edge worktop and inset resin sink unit and mixer tap, integrated double oven with ceramic hob and extractor hood over, recess for American style fridge/freezer, integrated dishwasher, breakfast bar, vinyl to floor, UPVC Georgian style double glazed window to, radiator, double doors leading to conservatory.

**Utility**

**7'7" (2.31m) x 9'8" (2.95m)**

Range of fitted high gloss units at base and eye level complemented with a roll edge worktop with inset stainless steel sink and mixer tap, space and plumbing for washing machine, space for tumble dryer, heated towel rail, vinyl to floor, UPVC double glazed door leading to patio.

**Conservatory**

**9'2" (2.79m) x 8'10" (2.69m)**

Modern UPVC Georgian style double glazed windows with UPVC vaulted roof, double patio doors leading to rear garden, vinyl to floor.

**Stairs and Landing**

Airing cupboard, loft access, carpet to floor, radiator.

**Bedroom One**

**13'0" (3.96m) x 10'10" (3.3m)**

Double fitted wardrobe leading to en-suite, UPVC Georgian style double glazed window to front, feature wall panelling, carpet to floor, radiator door to en-suite shower room.

