

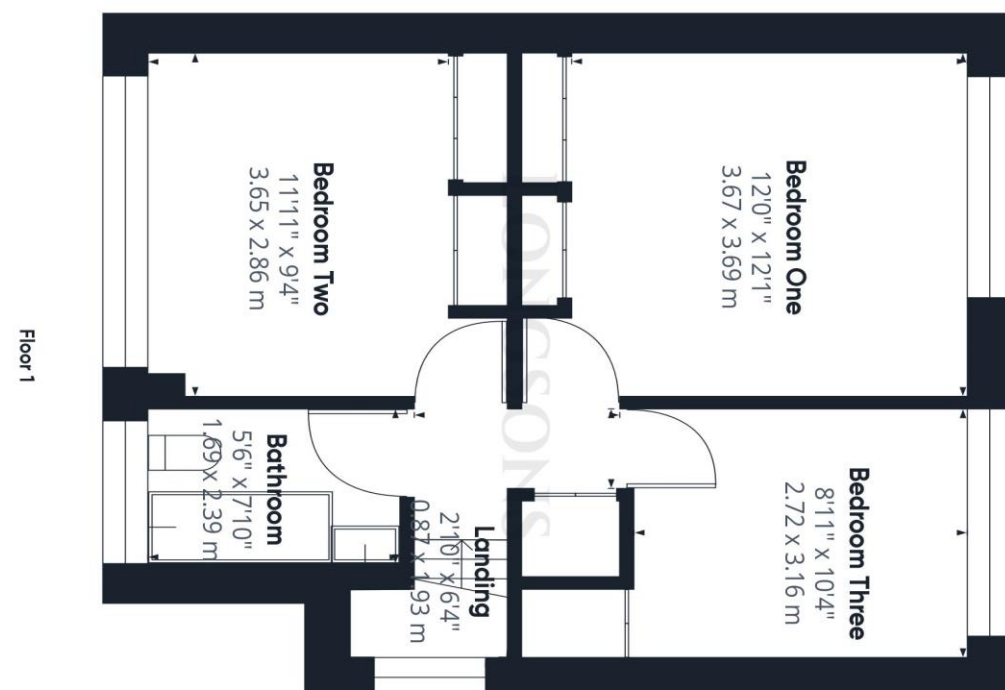
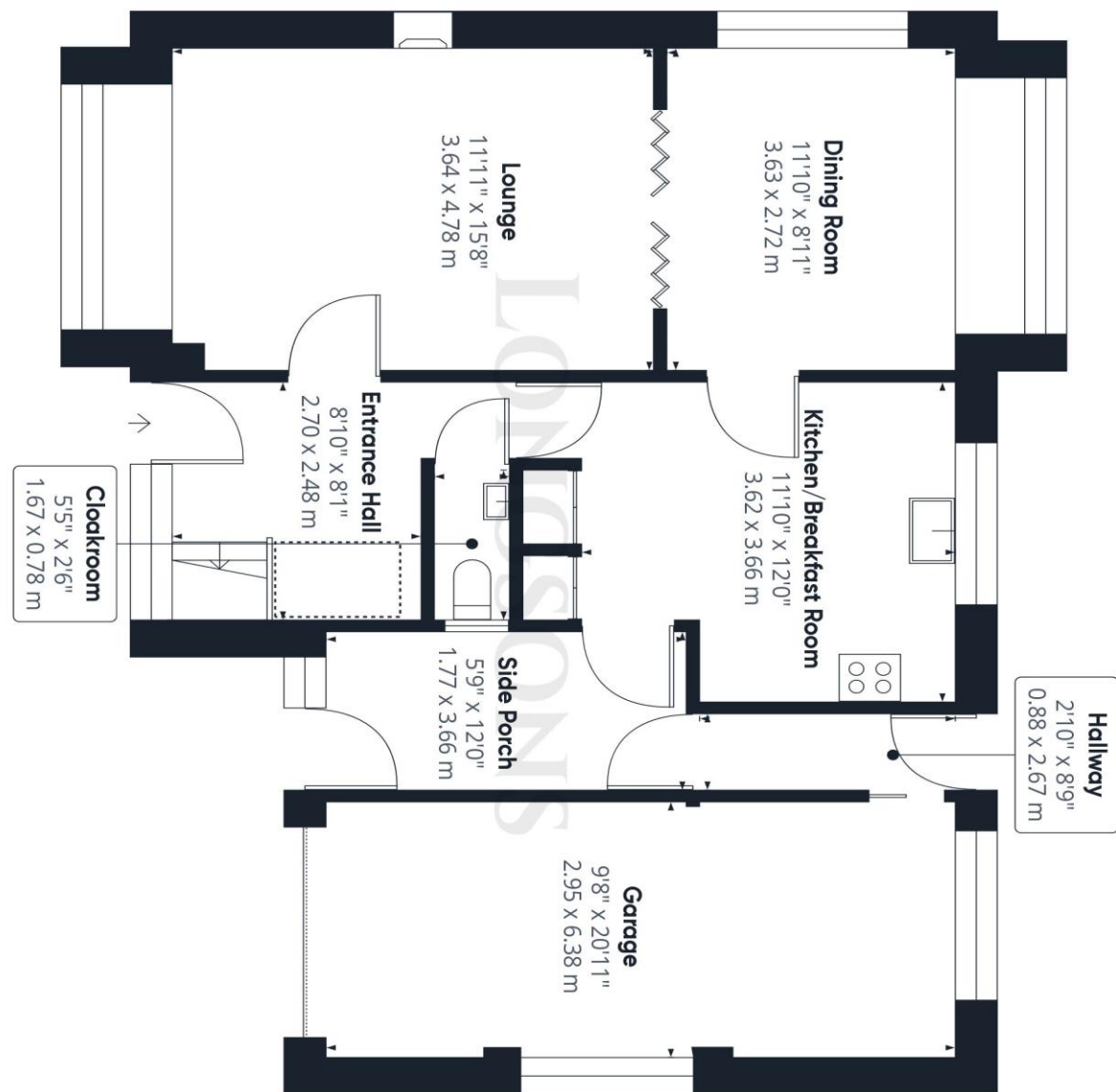


LONGSONS

### Churchill Close, Watton, Thetford, IP25 6BB

Spacious, detached three bedroom house situated within easy reach of Watton town centre. The property would benefit from updating, although in very clean and good order. With huge potential the property offers, garage, parking, gas central heating and UPVC double glazing.  
Offered chain free!

**Guide Price £325,000 - £350,000 Freehold**







#### Garage/Utility

Garage with utility area to rear, remote control motorised up and over main door to front, space and plumbing for washing machine, UPVC double glazed window to rear aspect, electric lights and power.

#### Stairs and Landing

Built in cupboard housing hot water cylinder, UPVC double glazed window to side aspect.

#### Bedroom One

**12'1" (3.68m) x 12'0" (3.66m)**

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

#### Bedroom Two

**11'11" (3.63m) x 9'4" (2.84m)**

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

#### Bedroom Three

**10'4" (3.15m) x 8'11" (2.72m)**

Built in wardrobe, UPVC double glazed window to rear aspect, radiator.

#### Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, fully tiled walls, obscure glass

UPVC double glazed window to front aspect.

#### Outside Front

Very well maintained front garden laid to lawn, conifers, shrubs and ornamental trees to beds and borders, driveway laid to block paving providing off road parking and access to garage, outside lights, gated access to rear garden.

#### Rear Garden

Good sized well maintained fully enclosed rear garden laid to lawn, a selection of well tended conifers, shrubs and plants throughout, wooden summer house, wooden garden shed, outside lights, outside tap, concrete seating area, wooden fence and hedge to perimeter.

#### Agent's Notes

EPC rating D65 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- Well Maintained Gardens
- Garage with Utility Area
- Parking for Several Vehicles
- Gas Central Heating
- UPVC Double Glazing

GUIDE PRICE £325,000-£350,000  
Conveniently situated with good sized gardens and within easy reach of Watton town centre, Longsons are delighted to bring to the market this spacious, detached three bedroom house. The property is currently presented in good clean condition throughout although would now benefit from some updating and offers huge potential with large extremely well maintained gardens, garage/utility, kitchen/breakfast room, two reception rooms, gas central heating and UPVC double glazing. The property is offered chain free and viewing highly recommended.

Briefly, the property offers; entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom with WC, side porch, rear lobby, three bedrooms, bathroom, garage with utility area to rear, 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

Entrance door to front aspect, stairs to first floor, UPVC double glazed window to front aspect, radiator.

#### Lounge

**15'8" (4.78m) x 11'11" (3.63m)**

Feature stonework fireplace with inset live flame gas fire, UPVC double glazed

bow window to front aspect, radiator, glazed folding doors opening to dining room.

#### Dining Room

**11'10" (3.61m) x 8'11" (2.72m)**

UPVC double glazed bow window to rear aspect, UPVC high level double glazed window to side aspect, radiator.

#### Kitchen/Breakfast Room

**12'0" (3.66m) Max x 11'10" (3.61m) Max**

Fitted kitchen units to walls and floor complemented by a work surface over, a double bowl stainless steel sink unit with mixer tap, breakfast bar, double electric oven, integrated gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, two built in storage cupboards, tiled splashback, wall mounted gas central heating boiler, UPVC double glazed window to rear aspect.

#### Side Porch

Entrance door opening to front aspect. glazed roof lantern, radiator.

#### Rear Lobby

UPVC double glazed entrance door open into rear garden, sliding door providing access to garage.

