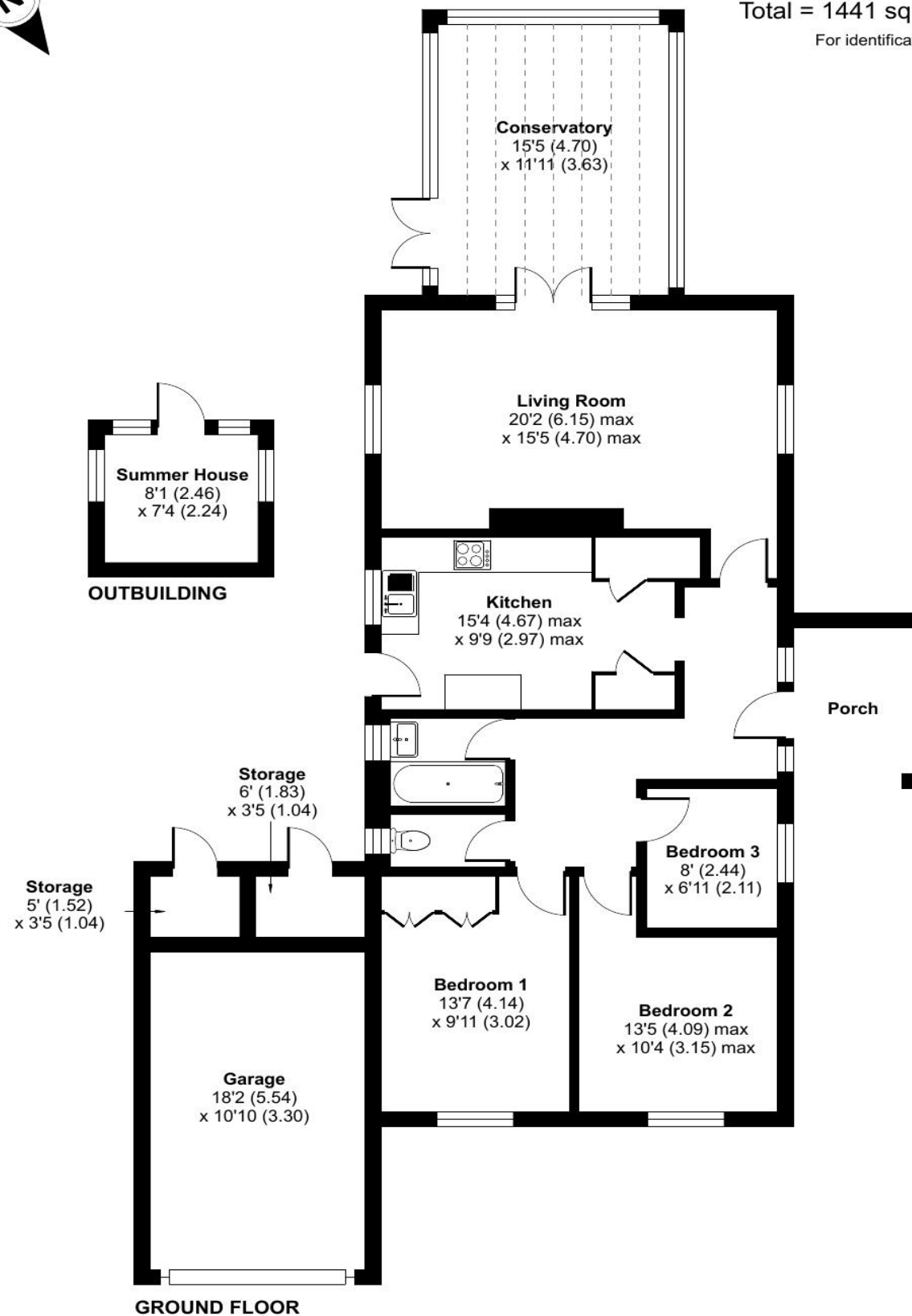


# Walnut Grove, Watton, Thetford, IP25

Approximate Area = 1143 sq ft / 106.1 sq m  
Garage = 203 sq ft / 18.8 sq m  
Outbuilding = 95 sq ft / 8.8 sq m  
Total = 1441 sq ft / 133.8 sq m  
For identification only - Not to scale



## Walnut Grove, Watton, Thetford, IP25 6EY

**\*\*CHAIN FREE\*\***

A three bedroom bungalow with good size gardens situated on a corner plot in a popular development conveniently close to the town centre. The property requires some updating and offers plenty of potential. Benefits include garage, parking, gas central heating and UPVC double glazing.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1100451



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**Bedroom Two**  
**13'5" (4.09m) x 10'4" (3.15m)**  
 UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**8'0" (2.44m) x 6'11" (2.11m)**  
 UPVC double glazed window to side aspect, radiator.

**Bathroom**  
 Bathroom suite comprising bath with mixer tap and hand shower attachment, hand wash basin, tiled splashback, obscure glass UPVC double glazed window to side aspect.

**Separate WC**  
 WC, obscure glass UPVC double glazed window to side aspect, radiator.

**Garage**  
 Main up and over door to front aspect, entrance door and window to side aspect, electric power and light.

**Outside Front**  
 The front garden is laid to lawn, driveway providing off road parking,

shrubs and plants to beds and borders, path to front door, gates either side to rear garden, outside light, wooden fence and hedge to perimeter.

**Rear Garden**  
 Generous sized rear garden mainly laid to lawn, paved patio seating area, selection of shrubs and plants to borders, outside light, two brick built stores, wooden summer house, wooden fence and hedge to perimeter.

**Agents Note**  
 EPC rating E45 (Full copy available on request)  
 Council tax band C (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.

- Detached Bungalow
- Three Bedrooms
- Requires Some Updating
- Plenty of Potential
- Conservatory
- Garage + Parking
- Gas Central Heating
- UPVC Double Glazing
- Close to Town Centre
- NO CHAIN!!

\*GUIDE PRICE £300,000 - £325,000\*  
 \*\*CHAIN FREE\*\*  
 Situated on a sizable plot in a popular development conveniently close to Watton town centre, Longsons are delighted to bring to the market this three bedroom bungalow. Offered with good size gardens the property requires some updating and comes with plenty of potential. Benefits include conservatory, garage, parking, gardens, gas central heating and UPVC double glazing.

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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, conservatory, kitchen, three bedrooms, bathroom, separate WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Watton  
 The well-served market town of Watton is in the district of Breckland, 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. There is a traditional market

**Entrance Hall**  
 UPVC double glazed entrance door opening to side aspect, obscure glass double glazed window opening to side, loft access, radiator.

**Lounge**  
**20'2" (6.15m) x 15'5" (4.7m)**  
 Feature brick fireplace (currently capped off), UPVC double glazed French doors opening to conservatory with UPVC double glazed windows either side, two radiators.

**Conservatory**  
**15'5" (4.7m) x 11'11" (3.63m)**  
 UPVC double glazed conservatory with pitched roof and French doors opening to rear garden, electric light and power.  
**Kitchen**  
**15'4" (4.67m) x 9'9" (2.97m)**  
 Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integrated electric double oven, integrated five ring gas hob with extractor hood over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, built in cupboard housing hot water cylinder and gas central heating boiler, built in storage cupboard, tiled splashback, UPVC double glazed window to rear garden, UPVC double glazed window to side aspect.

**Bedroom One**  
**13'7" (4.14m) x 9'11" (3.02m)**  
 UPVC double glazed window to front aspect, radiator.

