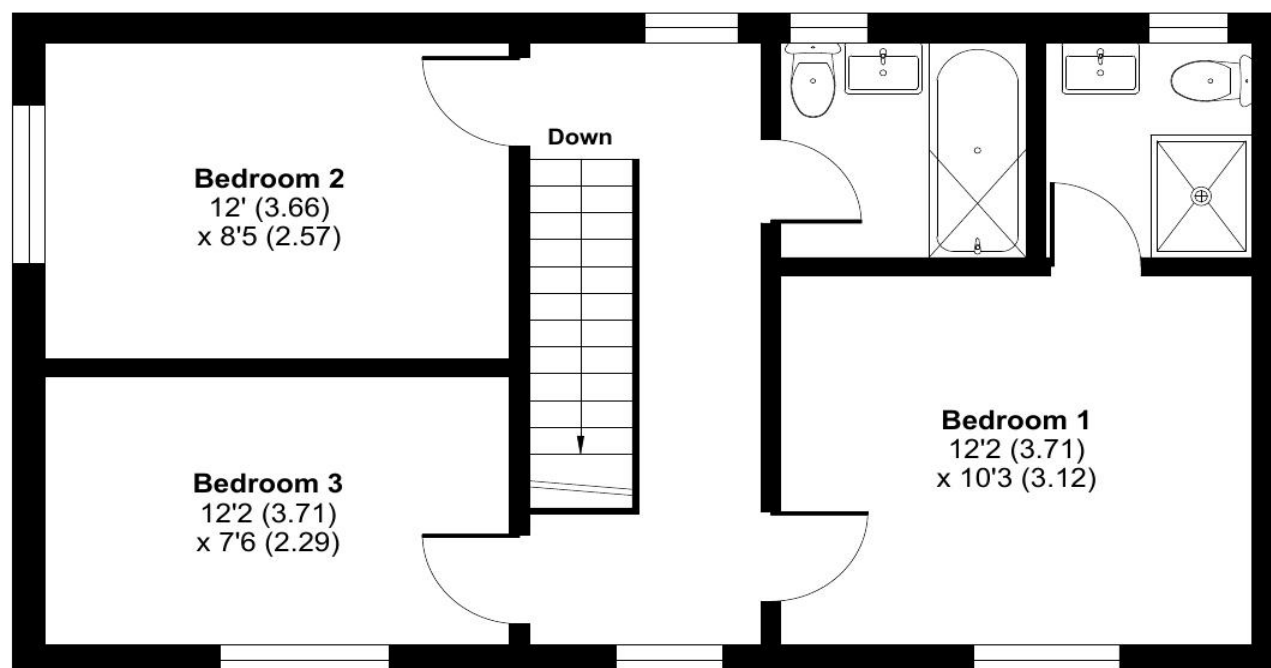




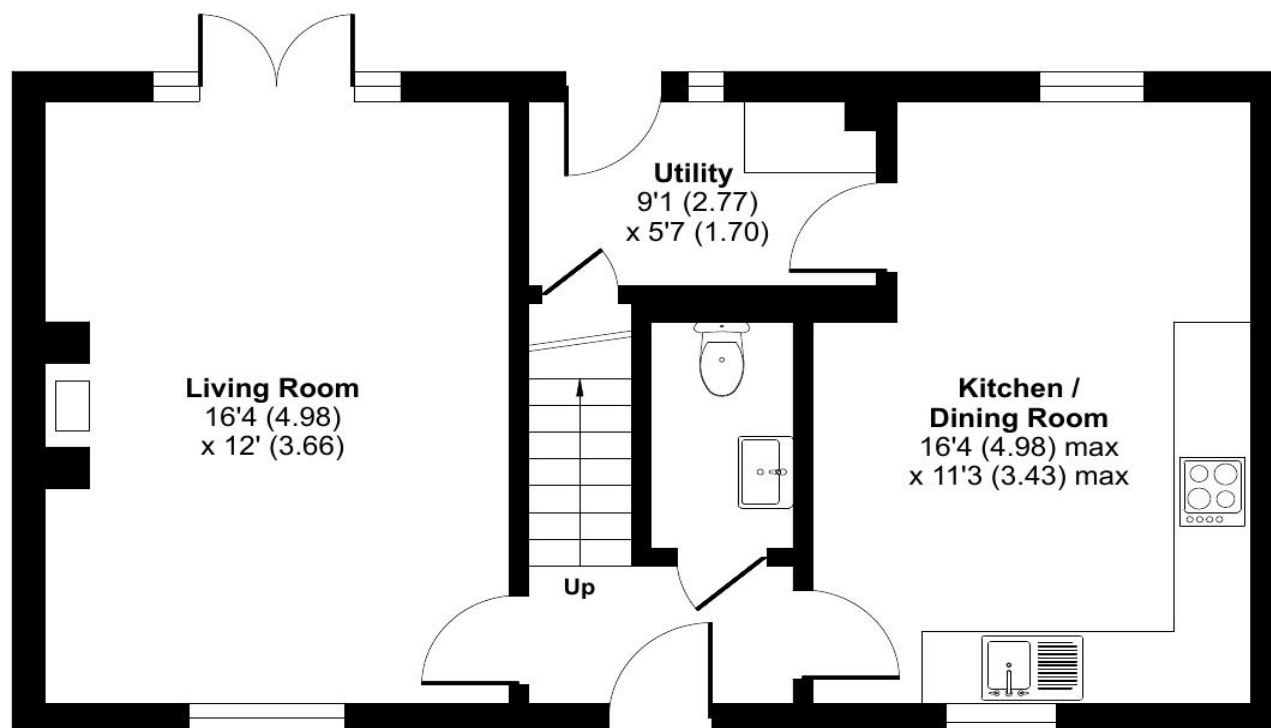
Mill Road, Watton, Thetford, IP25

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1106447



Mill Road, Watton, Thetford, IP25 6AN

Well presented, modern three bedroom detached house in a very convenient non-estate location within the market town of Watton. The property benefits from kitchen/dining room, utility, three double bedrooms with en-suite to bedroom one, UPVC double glazing and gas central heating.

Viewing highly recommended!

Guide Price £270,000-£280,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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<https://www.longsons.co.uk>

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Bedroom One **12'2" (3.71m) x 10'3" (3.12m)**

UPVC double glazed window to front aspect, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle with mains shower attachment over, WC, vanity wash basin, towel rail, radiator, UPVC double glazed obscure window to rear aspect, extractor fan, electric shaving point.

Bedroom Two **12'0" (3.66m) x 8'5" (2.57m)**

UPVC double glazed window to side aspect, radiator.

Bedroom Three **12'2" (3.71m) x 7'6" (2.29m)**

UPVC double glazed window to front aspect, loft access, radiator.

Bathroom

Bath with shower attachment over, WC, wash basin, UPVC double glazed obscure window to rear aspect, partly tiled walls, towel rail, radiator, electric shaver point.

Outside Front

Shingled driveway providing off-road parking for several vehicles, outside tap, gated access to rear garden.

Rear Garden

Area laid to lawn, patio area, plastic garden shed, shrubs to beds and borders, gated access to front garden.

Agent's Notes

EPC rating C77 (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 House
- Three Double Bedrooms
- Non-Estate Location
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

Situated in a non-estate location with easy access to all amenities, Longsons are delighted to bring to the market this three bedroom detached house in the market town of Watton. The property boasts a modern kitchen/dining room, ground floor cloakroom, utility room, three double bedrooms with en-suite to bedroom one, additional family bathroom, gardens, parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, ground floor cloakroom with WC, living room, kitchen/dining room, utility room, three double bedrooms, en-suite to bedroom one, family bathroom, 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 door, stairs to first floor, laminate wood flooring, radiator.

Cloakroom

Wash basin, WC, ceramic tiles to floor, radiator.

Living Room **16'4" (4.98m) x 12'0" (3.66m)**

Feature fireplace with wood burning stove, laminate wood flooring, UPVC double glazed window to front aspect,

UPVC patio doors opening to rear garden, radiator.

Kitchen/Dining Room **16'4" (4.98m) x 11'3" (3.43m)**

Range of fitted units to walls and floor complemented by a work surface over, stone effect sink unit with mixer tap and drainer, tiled splashback, space for electric cooker, space and plumbing for dishwasher, space for large fridge/freezer, ceramic tiles to floor, UPVC double glazed dual aspect windows to front and rear.

Utility Room **9'1" (2.77m) x 5'7" (1.7m)**

Wall mounted Worcester boiler, space and plumbing for washing machine, space for under counter fridge, storage cupboard, tiled splashbacks, ceramic tiles to floor, radiator, UPVC double glazed window to rear aspect, UPVC double glazed door opening to rear garden.

Stairs and Landing

Dual aspect UPVC double glazed windows to front and rear aspects.

