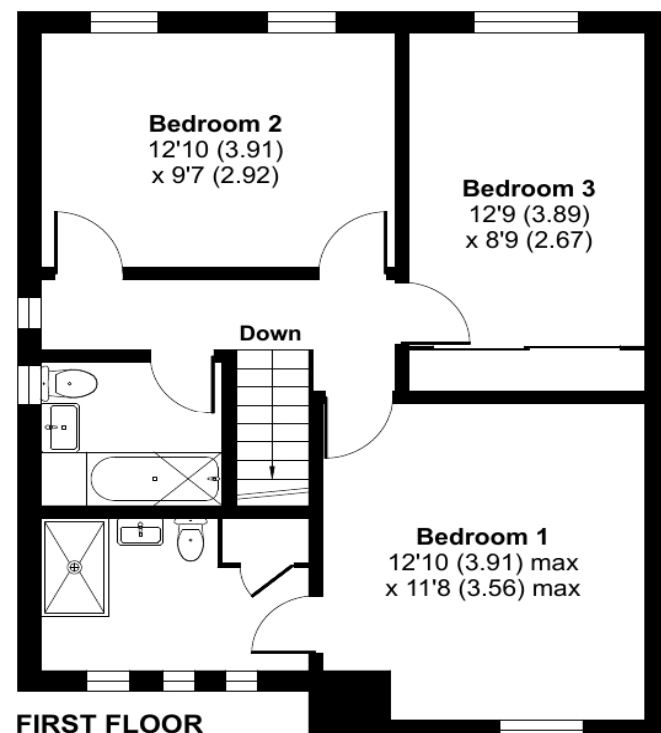


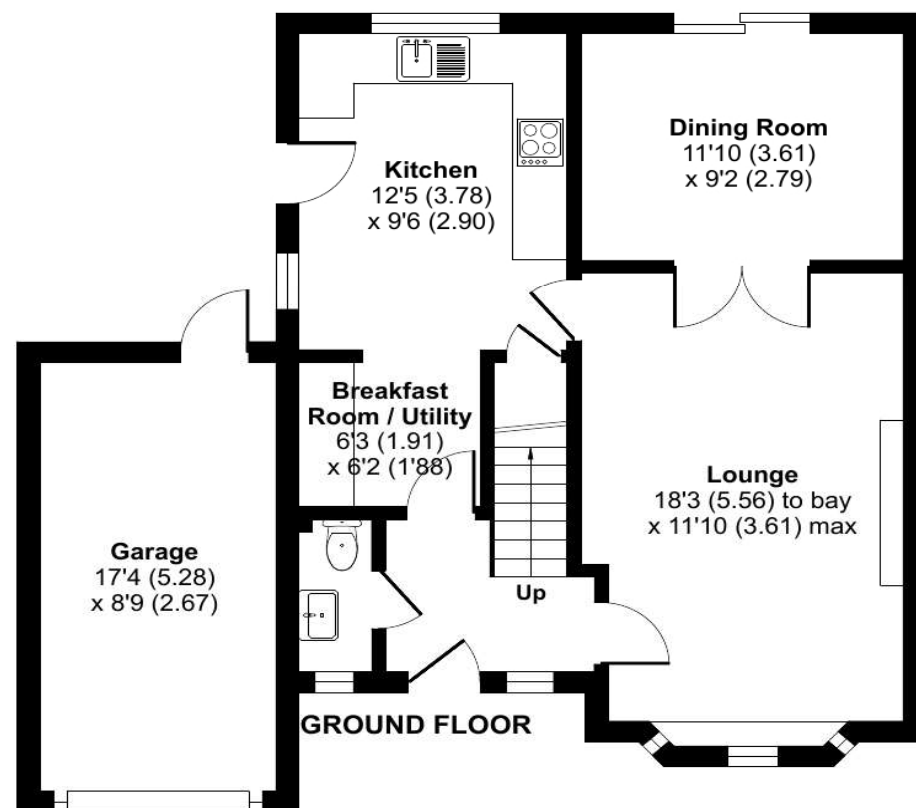


Hunters Oak, Thetford, IP25

Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1347 sq ft / 125.1 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). © nichecom 2024. Produced for Longsons. REF: 1112169



Hunters Oak, Watton, Thetford, IP25 6HL

Three (formerly four) bedroom detached house in the popular market town of Watton. The property offers two receptions rooms, kitchen, utility/breakfast room, ground floor cloakroom, en-suite to bedroom one, garage, parking, UPVC double glazing and gas central heating.

Price £300,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Bedroom One
12'10" (3.91m) x 11'8" (3.56m)
UPVC double glazed window to front aspect, radiator, door leading to en-suite shower room.

En-Suite Shower Room
Double shower cubicle with electric shower over, wash basin, WC, storage cupboard, three obscure UPVC double glazed windows to front aspect, radiator.

Bedroom Two
12'10" (3.91m) x 9'7" (2.92m)
Previously two bedrooms, (could easily be converted back) two UPVC double glazed windows to rear aspect, radiator.

Bedroom Three
12'9" (3.89m) x 8'9" (2.67m)
Fitted wardrobes, UPVC double glazed window to rear, radiator.

Bathroom
Panelled bath with shower over and shower screen, wash basin, WC, heated towel radiator, obscure UPVC double glazed window to side aspect.

Garage
Main up and over door to front aspect, UPVC double glazed door leading to rear garden.

Outside Front
Driveway providing parking for several vehicles, established shrubs to border, gated access to the side to rear garden.

Rear Garden
Fully enclosed rear garden mainly laid to lawn with shrubs and plants to beds and borders, paved patio area covered by a well established planted pagoda, paved pathway leading to the rear boundary, wooden fence to perimeter.

Agent's Notes
EPC rating D63 (Full copy available on request)
Council tax band D (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/Four Bedrooms
- Ground Floor Cloakroom
- Two Reception Rooms
- En-Suite to Bedroom One
- Garage and Gardens
- Gas Central Heating
- UPVC Double Glazing

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this three/four bedroom detached house. The property boasts, two reception rooms, ground floor cloakroom, utility/breakfast room, en-suite to bedroom one, fully enclosed rear garden, garage, driveway providing off road parking, UPVC double glazing and gas central heating.

Briefly the property offers; entrance hall, utility/breakfast room, kitchen, cloakroom with WC, lounge, dining room, three/four bedrooms, en-suite to bedroom one, family bathroom, UPVC double glazing gas central heating, off-road parking, garage and enclosed rear garden.

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 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.

Entrance Hall
UPVC double glazed entrance door with full length double glazed panel to side, ceramic tiles to floor, stairs to first floor, radiator.

Lounge
18'3" (5.56m) x 11'10" (3.61m)
UPVC double glazed bay window to front aspect, electric fire with surround and hearth, radiator, glazed double doors opening to dining room.

Dining Room
11'10" (3.61m) x 9'2" (2.79m)
UPVC double glazed sliding door to rear garden, radiator.

Kitchen
12'5" (3.78m) x 9'6" (2.9m)
Range of fitted units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, additional drinking water tap, space for a Range style cooker with electric extractor hood over, space for tall fridge/freezer, space and plumbing for washing machine, breakfast bar, UPVC double glazed window to rear aspect, radiator.

Breakfast/Utility Room
6'3" (1.91m) x 6'2" (1.88m)
Fitted units to wall and floor complemented by a work surface over and breakfast bar, ceramic tiles to floor, radiator.

Cloakroom
Wash basin, WC, obscure UPVC double glazed window to front aspect, ceramic tiles to floor, radiator.

Stairs and Landing
UPVC double glazed window to side aspect.

