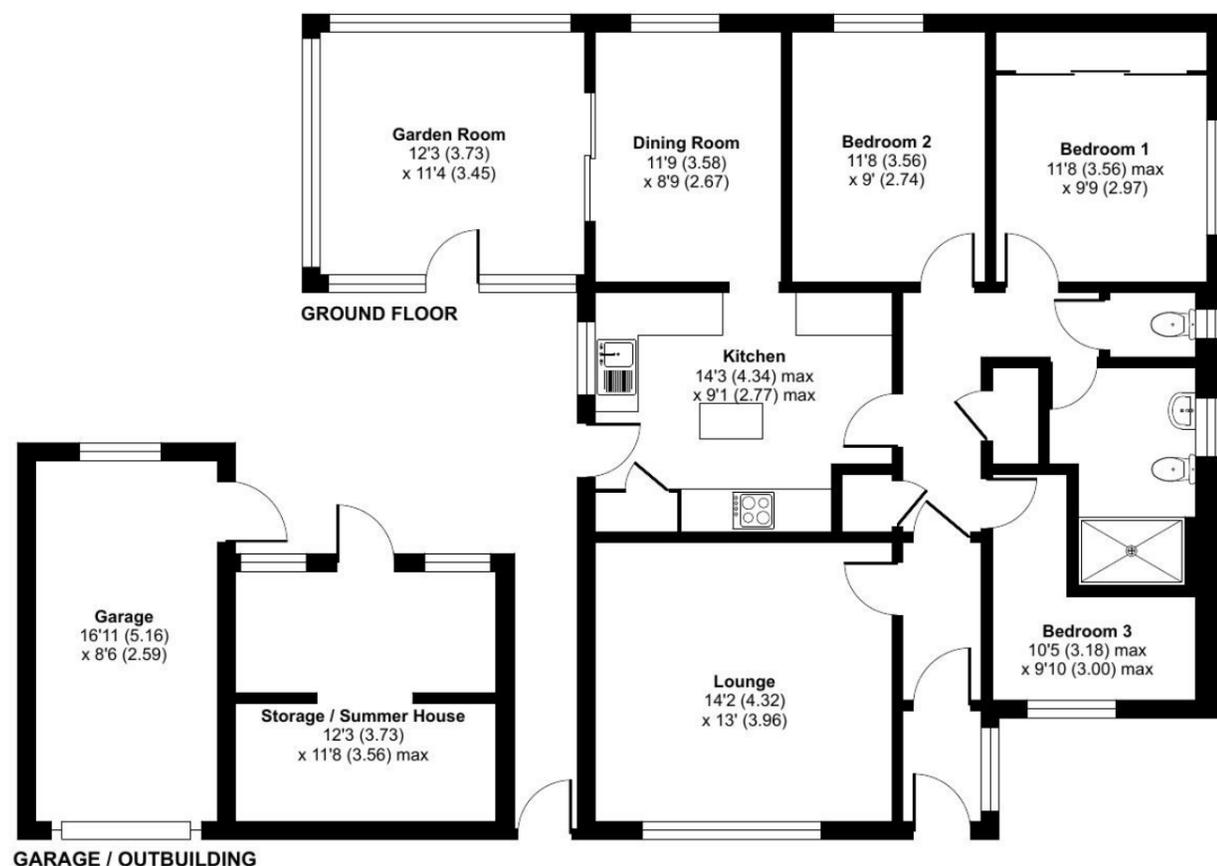


# Langmere Road, Watton, Thetford, IP25

Approximate Area = 1136 sq ft / 105.5 sq m  
Garage = 142 sq ft / 13.1 sq m  
Outbuilding = 143 sq ft / 13.2 sq m  
Total = 1421 sq ft / 131.8 sq m  
For identification only - Not to scale



## Langmere Road, Watton, Thetford, IP25 6LG

A modernised and well presented three bedroom detached bungalow situated in the popular market town of Watton. The property boasts, spacious lounge, modern kitchen with integrated appliances, garden room, parking, UPVC double glazing and gas central heating.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1136033





**Bedroom One**  
11'8" (3.56m) x 9'9" (2.97m)

Fitted wardrobe, UPVC double glazed windows to side aspect, oak flooring, radiator.

**Bedroom Two**  
11'8" (3.56m) x 9'0" (2.74m)

UPVC double glazed window to rear aspect, oak flooring, radiator.

**Bedroom Three**  
10'5" (3.18m) Max x 9'10" (3m) Max

UPVC double glazed window to front aspect, oak flooring, radiator.

**Shower Room**

Double walk-in shower cubicle, WC, wash basin, fully tiled walls, tiled flooring, towel radiator, UPVC obscure double glazed window to rear aspect.

**Cloakroom**

WC, tiles to floor, UPVC obscure double glazed window to side aspect.

**Summer House**  
12'3" (3.73m) x 11'8" (3.56m)

UPVC double glazed door opening to rear garden with two UPVC double glazed windows either side, tiled floor, door leading to storage.

**Outside Front**

Brickweave double length driveway to front with border laid to decorative slate, large garden laid to lawn with small link fence to perimeter.

**Garage**

Up and over garage door to front, door leading to garden, UPVC double glazed window to rear aspect.

**Rear Garden**

Fully enclosed garden laid to lawn, large brickweave patio area, shingle and flower beds to borders.

**Agent's Notes**

EPC rating D65 (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
- Two Reception Rooms
- Modernised Throughout
- Summer House and Garden Room
- Garden, Garage and Parking
- UPVC Double Glazing
- Gas Central Heating

Guide of £300,000 - £325,000

Situated in the market town of Watton with easy access to the shops and amenities, Longsons are delighted to bring to the market this three bedroom detached bungalow. The property offers, spacious lounge, modern kitchen with integrated appliances, double walk in shower room, garden room with under floor heating, parking for several vehicles, well maintained gardens, UPVC double glazing throughout with all blinds included in the sale and gas central heating.

Viewing highly recommended.

Briefly the property offers entrance porch, entrance hall, kitchen, lounge, dining room, three bedrooms, cloakroom, shower room, summer house with storage, garage, gardens, parking, UPVC double glazing and gas central heating.

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 Porch**

UPVC double glazed door to front aspect, UPVC double glazed window to side aspect.

**Entrance Hall**

UPVC double glazed door, storage cupboard, airing cupboard housing Worcester boiler, wood to floor, radiator.

**Lounge**

14'2" (4.32m) x 13'0" (3.96m)

UPVC double glazed window to front aspect, radiator.

**Kitchen**

14'3" (4.34m) x 9'1" (2.77m)

Range of modern fitted units to walls and floor complemented by a square edge worktop with inset stainless steel sink unit and mixer tap, integrated electric oven and electric induction hob, integrated appliances including dishwasher, washing machine, fridge & freezer, tiled splashback, larder cupboard, tiles to floor, radiator, UPVC double glazed window to side aspect, UPVC double glazed door to leading to rear garden.

**Dining Room**

11'9" (3.58m) x 8'9" (2.67m)

UPVC double glazed window to rear aspect, UPVC sliding door leading to conservatory, radiator.

**Garden Room**

12'3" (3.73m) x 11'4" (3.45m)

Half brick construction with UPVC double glazed windows, UPVC door leading to courtyard garden with fly screen door, insulated roof.

