



Abbey Road, Watton, Thetford, IP25 6PJ

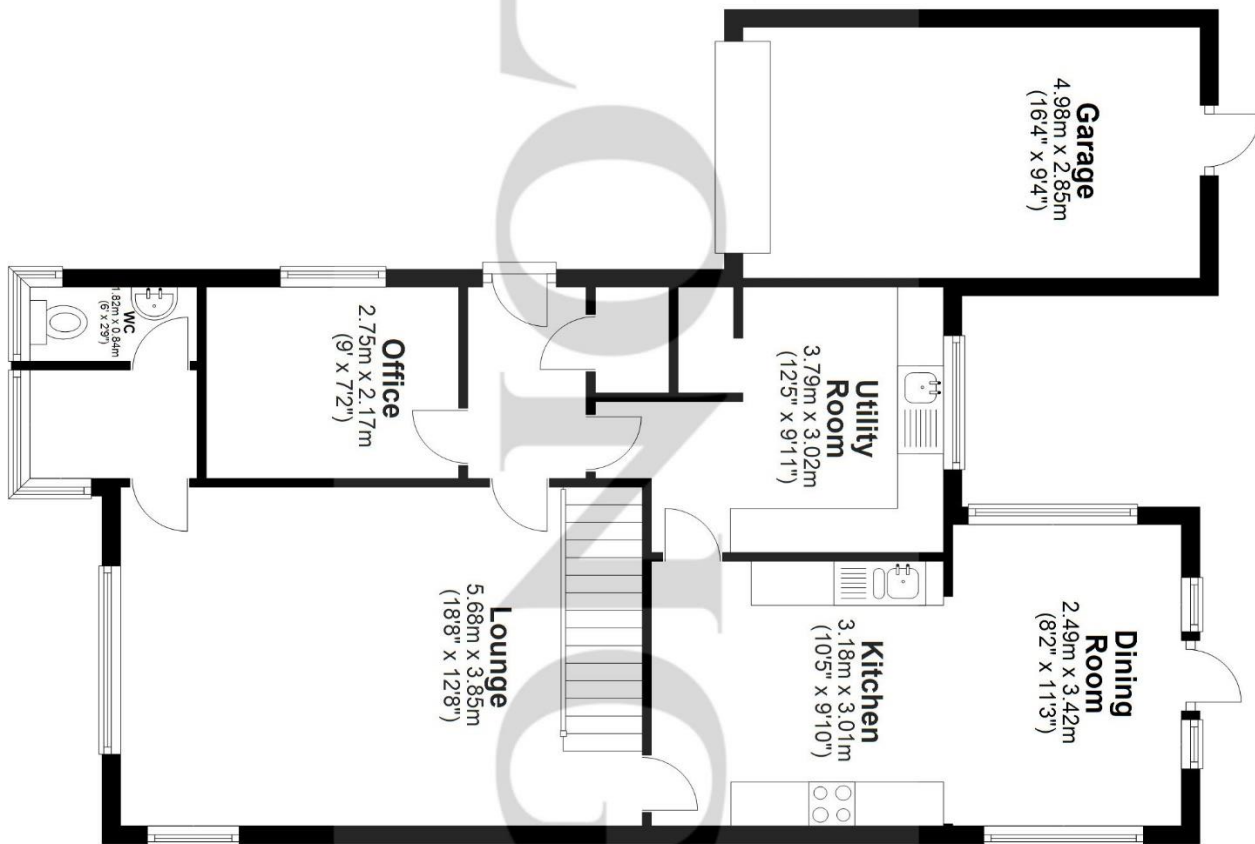
Well presented detached three bedroom chalet style house backing onto fields in the popular market town of Watton. This superb property offers kitchen/dining room, lounge study, utility room, boot room, cloakroom, garage, gardens, oil central heating and double glazing.

VIEWING HIGHLY RECOMMENDED

Price £295,000 Freehold

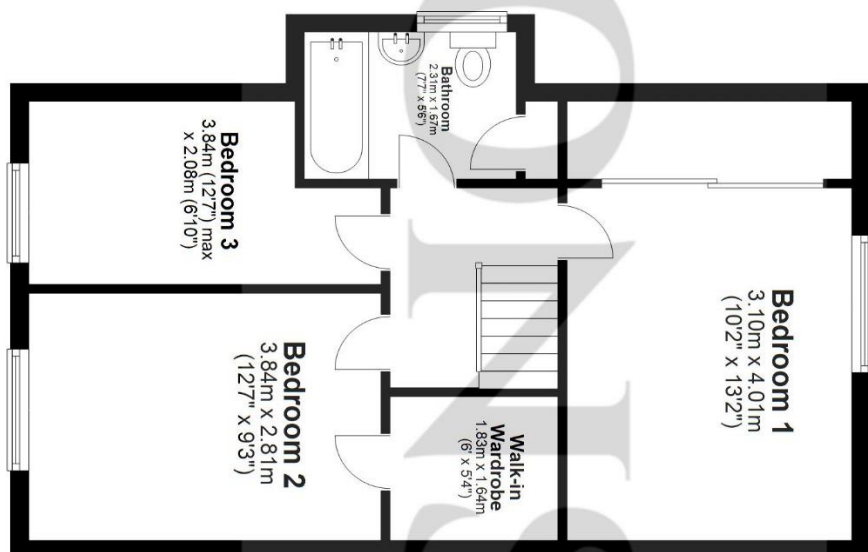
Ground Floor

Approx. 80.3 sq. metres (864.6 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 126.9 sq. metres (1365.8 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





Stairs and Landing

Open plan stairway leading to first floor landing with loft access.

Bedroom One

13'2" (4.01m) x 10'2" (3.1m)

Fitted wardrobes, UPVC double glazed widow to front aspect, radiator.

Bedroom Two

12'7" (3.84m) x 9'3" (2.82m)

Walk in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Three

12'7" (3.84m) Max x 6'10" (2.08m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Three piece suite comprising panelled bath with mixer tap and power shower over, vanity WC/wash basin. storage cupboard, UPVC double glazed opaque window to side aspect, wood effect vinyl to floor, radiator.

Garage

16'4" (4.98m) x 9'4" (2.84m)

Up and over door, power and light, door leading to rear garden.

Outside Front

Brickweave driveway leading to carport and garage, gravel borders, area laid to lawn with a selection of shrubs to beds and borders, walled perimeter.

Rear Garden

This south facing garden, backing onto fields, is mostly laid to lawn with a patio area, this well established garden is private and fully enclosed with a selection of trees and shrubs to bed and borders.

Agent's Notes

EPC rating F34 (Full copy available on request)
Council tax band C (Own enquiries should be make 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.

- Three Bedroom Detached House
- Backing Onto Fields
- Kitchen/Dining/Room
- Study and Utility
- Private South Facing Garden
- Garage and Off Street Parking
- Oil Fired Central Heating
- Double Glazing

VIEWING HIGHLY RECOMMENDED

Situated in the popular market town of Watton backing onto fields, Longsons are delighted to bring to the market this extremely well presented detached chalet style three bedroom house. This fantastic property offers kitchen/dining room, utility room, lounge, study, cloakroom, boot room, garage, ample off-street parking, established gardens, oil fired central heating and double glazing.

Briefly, the property offers entrance hall, ground floor cloakroom, kitchen/dining room, lounge, utility room, boot room, study, three bedrooms, bathroom, garage, gardens, off-street parking, oil fired central heating and 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.

Hallway

Cupboard housing the oil boiler, radiator.

Kitchen/Dining Room

18'0" (5.49m) x 11'3" (3.43m) Max
Range of modern fitted units to walls and floor complemented by a roll edge worktop with composite one and a half sink with mixer tap, tiled splashback, integrated fridge/freezer and dishwasher, fitted electric oven, electric hob with extractor over, integrated wine rack, vinyl to floor, breakfast bar, walkway leading to dining room where you will find double glazed windows to both side aspects, double glazed door

with two glazed panels either side leading to rear garden, radiator.

Utility

12'5" (3.78m) x 9'11" (3.02m)

Range of fitted units to walls and floor complemented by a roll edge worktop, stainless steel sink unit with hot and cold tap, tiled splashback, space and plumbing for washing machine and tumble dryer, vinyl to floor, UPVC double glazed window to rear aspect.

Lounge

18'8" (5.69m) x 12'8" (3.86m)

Spacious lounge with open plan stairs to first floor, UPVC double glazed windows to front and side aspect, radiator, large glazed panel with glazed door leading to kitchen/dining room allowing an abundance of light.

Boot Room

Five double glazed opaque panels, radiator.

Cloakroom

Fully tiled walls, WC, wash basin, wood effect vinyl to floor, opaque double glazed window to front aspect.

Study

9'0" (2.74m) x 7'2" (2.18m)

UPVC double glazed window to side aspect, radiator.

