

# Hunters Oak, Watton, Thetford, IP25

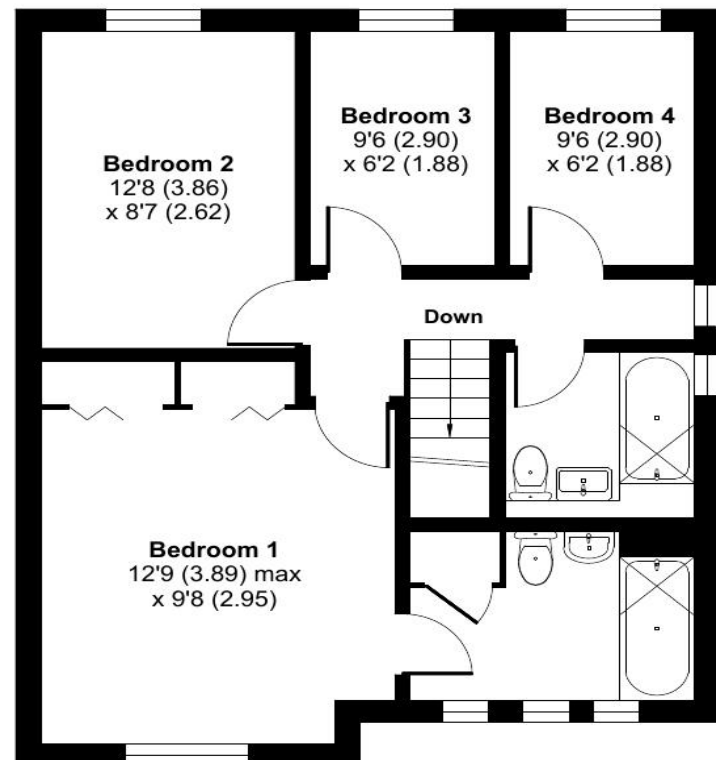
Approximate Area = 1165 sq ft / 108.2 sq m

Garage = 79 sq ft / 7.3 sq m

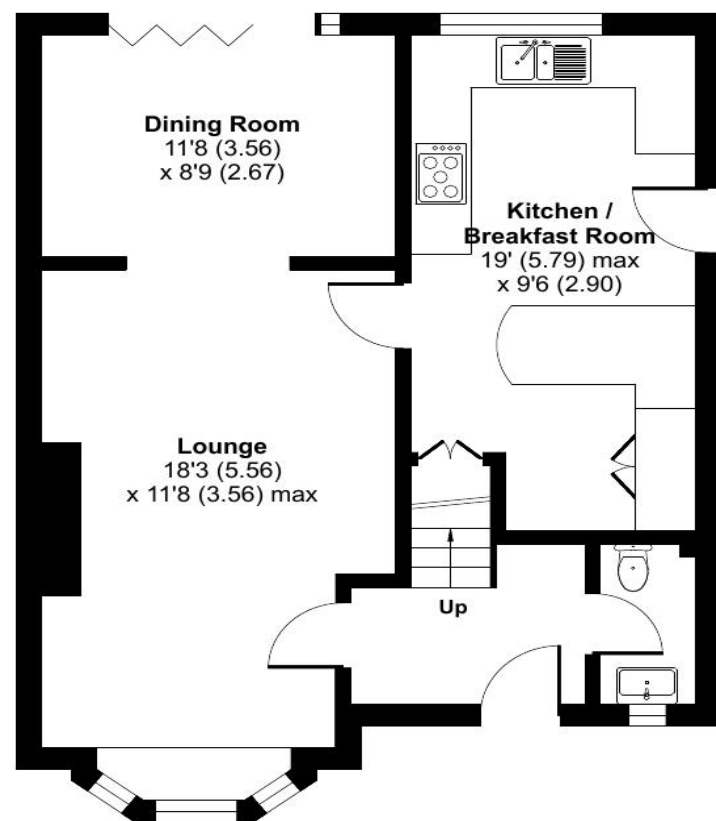
Outbuilding = 56 sq ft / 5.2 sq m

Total = 1300 sq ft / 120.7 sq m

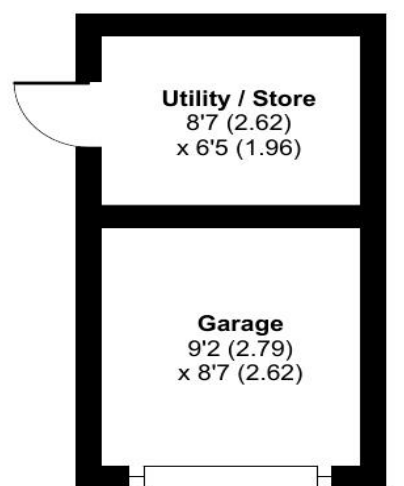
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING



## Hunters Oak, Watton, Thetford, IP25 6HL

Extremely well presented modern detached four bedroom house situated on a popular development in Watton Norfolk. This superb property has recently been updated and has much to offer including modern kitchen/breakfast room, two receptions, en-suite and bathroom, garage, gardens and ample parking.

**Price £350,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Longsons. REF: 1146369





**Bedroom Four**  
9'6" (2.9m) x 6'2" (1.88m)

UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising bath with rainfall shower head over and separate hand shower attachments with shower screen, washbasin and WC both set within fitted cabinets, towel radiator, tiled splashback, the obscure glass UPVC double glazed window to side aspect, extract fan.

**Garage**

15'7" (4.75m) x 8'7" (2.62m)

Currently separated with dividing wall providing utility/storage area to rear, wall would be straightforward to remove if required, main up and over door to front, electric lights and power.

**Outside Front**

Low maintenance front garden laid to block paving providing ample parking, area to side laid to shingle currently used for motorhome parking, outside lighting, garden wall to perimeter, gated access to rear.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, selection of established shrubs and plants to raised borders, outside tap, garden wall and wooden fence to perimeter, gated access to front.

**Agent's Notes**

EPC rating C71 (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
- Four Bedrooms
- Two Reception Rooms
- Cloakroom, Bathroom and En-Suite
- Gardens, Garage and Parking
- UPVC Double Glazing
- Gas Central Heating
- Viewing Highly Recommended

Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this extremely well presented, recently updated, detached four bedroom house.

This superb property has much to offer and includes modern kitchen/ breakfast room with quartz worktops, a comprehensive range of integrated appliances, two reception rooms, modern bathroom and en-suite, cloakroom with WC, garage, gardens, ample parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom with WC, four bedrooms, en-suite bathroom to bedroom one, bathroom, garage, (currently separated with store/utility area to rear), gardens, ample parking, 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 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**

Composite entrance door to front, stairs to first floor, radiator.

**Lounge**

18'3" (5.56m) x 11'8" (3.56m)

Modern feature fireplace with recess for wall mounted TV, sound bar, integrated remote control modern feature electric fire.

UPVC double glazed bow window to front aspect, radiator.

**Dining Room**

11'8" (3.56m) x 8'9" (2.67m)

UPVC double glazed French doors opening to rear garden, radiator.

**Kitchen/Breakfast Room**

19'0" (5.79m) x 9'6" (2.9m)

Modern fitted kitchen units to walls and floor complemented by a quartz work surface over with one and a half bowl enamel sink unit and mixer tap, breakfast bar, a range of AEG integrated appliances including; dishwasher, washing machine, electric oven with five ring gas hob and extractor hood over, integrated fridge/freezer and microwave/combi oven, UPVC double

glazed entrance door opening to side aspect, UPVC double glazed window to rear aspect, understairs storage cupboard, radiator.

**Cloakroom**

Hand wash basin set within fitted cabinet, wash basin, towel radiator, tiled splash back, obscure glass UPVC double glazed window to front aspect.

**Stairs and Landing**

Loft access, radiator, UPVC double glazed window to side aspect.

**Bedroom One**

12'9" (3.89m) x 9'8" (2.95m)

Built-in wardrobes, UPVC double glazed window to front aspect, radiator, door to en-suite bathroom.

**En-Suite Bathroom**

Modern bathroom suite comprising double ended bath with centrally mounted mixer tap, shower over and shower screen, washbasin, WC, tower radiator, built-in cupboard housing hot water cylinder, fully tiled walls, tiles to floor, obscure glass UPVC double glazed windows to front aspect, extract fan.

**Bedroom Two**

12'8" (3.86m) x 8'7" (2.62m)

UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**

9'6" (2.9m) x 6'2" (1.88m)

UPVC double glazed window to rear, radiator.

