

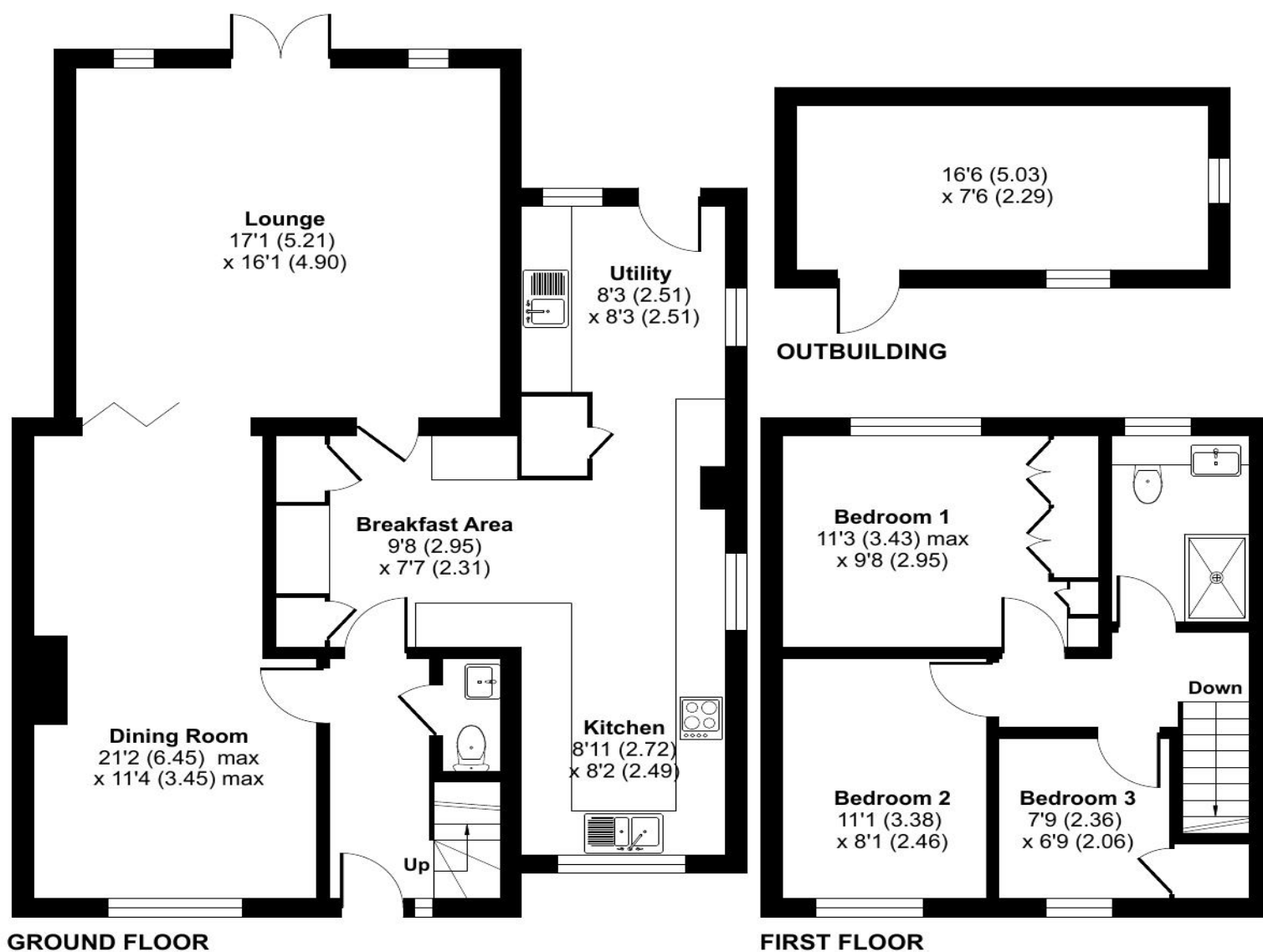
Blenheim Way, Watton, Thetford, IP25

Approximate Area = 1343 sq ft / 124.7 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



Blenheim Way, Thetford, IP25 6XS

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

Price £300,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Longsons. REF: 1147583



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Loft access.

Bedroom 1
11'3" (3.43m) x 9'8" (2.95m)

Fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

Bedroom 2
11'1" (3.38m) x 8'1" (2.46m)

UPVC double glazed window to front aspect, radiator.

Bedroom 3
7'9" (2.36m) x 6'9" (2.06m)

Built-in storage, UPVC double glazed window to front aspect, radiator.

Family Shower Room

Suite comprising walk in double shower, wash basin, WC with storage under, tile-effect flooring, heated towel rail, partly tiled walls, obscure glass UPVC double glazed window to rear aspect.

Outside Front

The property benefits from an easy maintenance brickweave driveway to front offering parking for multiple vehicles.

Fully enclosed rear garden mainly laid to lawn, with paved patio seating area, large timber constructed shed providing additional storage (could be used as a garden room).

Agents Note

EPC rating C74 (Full copy available on request)
Council tax band B (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.

- Extended Semi-Detached House
- Three Bedrooms
- Recently Updated
- Two Receptions
- Open Plan Living
- Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating

Rear Garden



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

This superb property has much to offer and includes modern kitchen/breakfast room with integrated appliances, two reception rooms, modern bathroom, cloakroom with WC, gardens, ample parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, cloakroom with WC, kitchen, breakfast area, utility room, dining room, lounge, three bedrooms, family bathroom, gardens, parking, UPVC double glazing, 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 Hall

Part glazed composite entrance door, stairs to first floor.

Ground Floor Cloakroom

Fully tiled suite comprising WC, hand basin with storage under, laminate flooring, extractor fan.

Kitchen

8'11" (2.72m) x 8'2" (2.49m)

A comprehensive range of fitted units complemented by a work surface over and inset one and a half bowl sink with mixer tap and drainer, electric double oven, electric five ring hob, integrated dishwasher, tiled splashbacks, radiator, laminate flooring, UPVC double glazed window to front aspect.

Breakfast Area

9'8" (2.95m) x 7'7" (2.31m)

Range of fitted kitchen units to walls and floor complemented by a work surface over, space for American style fridge/freezer, wine cooler, shelving, breakfast bar.

Lounge

17'1" (5.21m) x 16'1" (4.9m)

UPVC double glazed window to rear aspect, two radiator, bi-folding doors opening to dining room, UPVC double glazed French doors opening to rear garden.

Dining Room

21'2" (6.45m) Max x 11'4" (3.45m) Max

Feature fireplace, UPVC double glazed window to front aspect, bi-folding doors opening to lounge.

Utility Room

Fitted kitchen units to walls and floor complemented by a work surface over, with sink, drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to side and rear aspects, built in storage cupboard, UPVC external entrance door to rear.

First Floor Landing

