



## Bluebell Close, Watton, Thetford, IP25 6HG

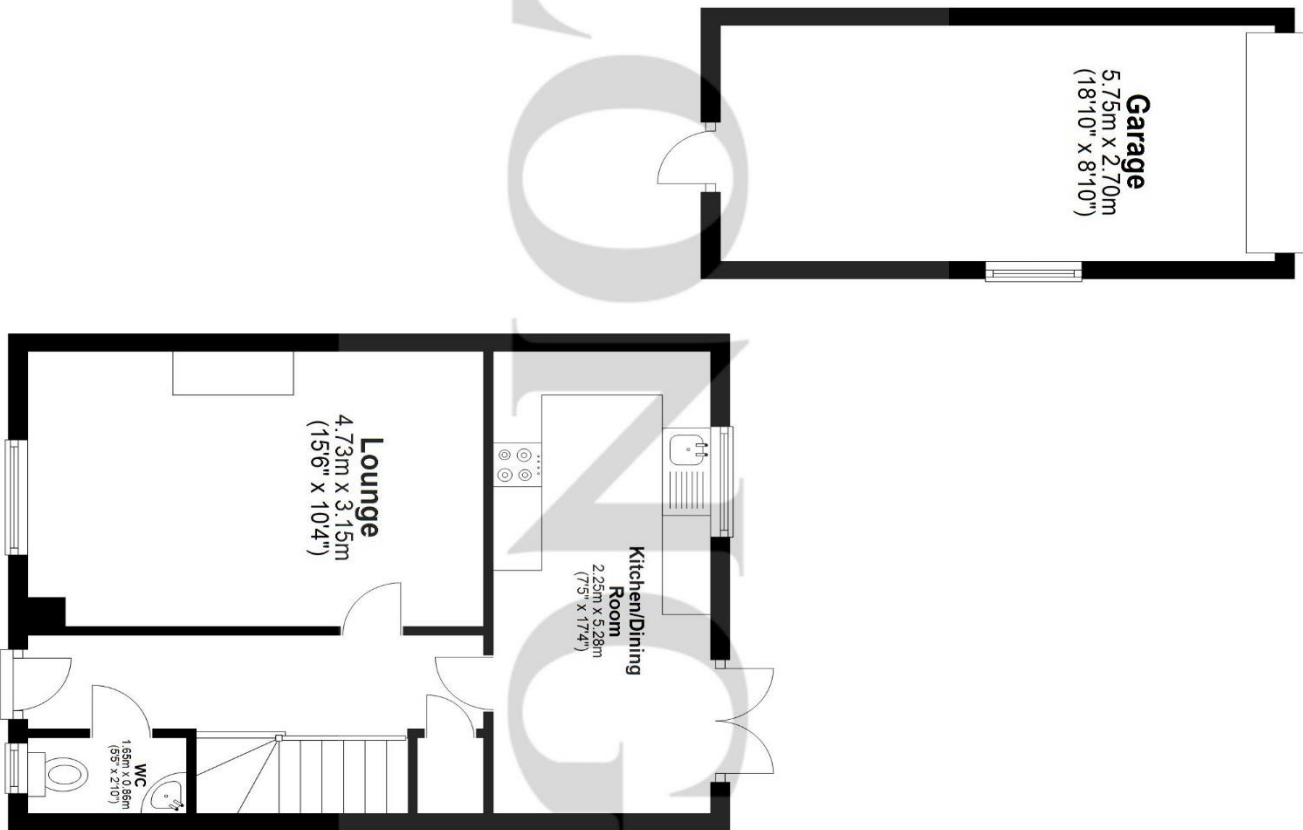
Situated close to Watton town centre amenities, this well presented three bedroom semi-detached home offers a ground floor WC, kitchen/dining room, lounge, rear garden, garage and more!

Viewing highly recommended.

**Price £210,000-£220,000 Freehold**

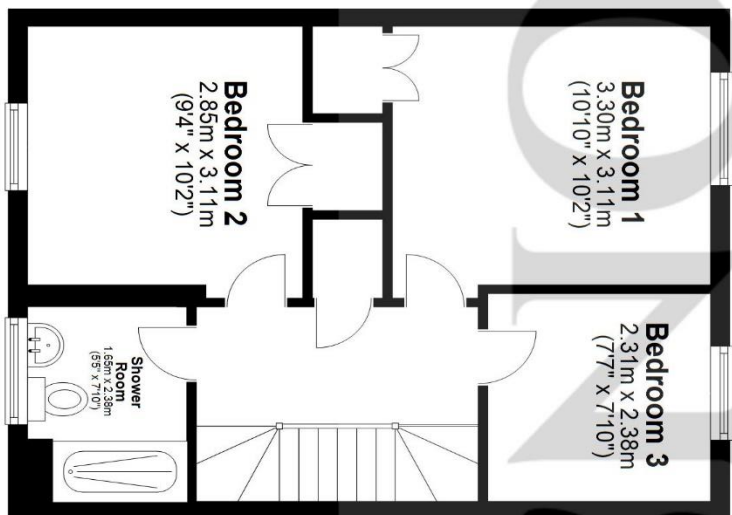
### Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 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.





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**Bedroom One**  
**10'10" (3.3m) x 10'2" (3.1m)**  
 Built in double wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Two**  
**9'4" (2.84m) x 10'2" (3.1m)**  
 Built in double wardrobes, UPVC double glazed window to front, radiator.

**Bedroom Three**  
**7'7" (2.31m) x 7'10" (2.39m)**  
 UPVC double glazed window to rear, radiator.

**Shower Room**  
 Double shower cubicle with electric pump (replaced June 2023), vanity wash basin, WC, extractor fan, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

**Outside Front**  
 Small garden to the front laid to low maintenance chippings and paving to front door with picket fencing & outside light.

**Rear Garden**  
 Enclosed rear garden laid to paving and shingle, gate providing access to front, gate providing access to parking area, rear courtesy door to the single garage.

**Garage**  
**18'10" (5.74m) x 8'10" (2.69m)**  
 Remote control electric door, power and lighting, courtesy door leading to rear garden.

**Agent's Notes**  
 EPC rating C70 (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.

- Semi-detached House
- Three Bedrooms
- Kitchen/ Dining Room
- Modern Shower Room
- Garden, Garage + Parking
- Gas Central Heating
- UPVC Double Glazing

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property has gas central heating with fitted HIVE system and UPVC double glazing throughout. Further benefits included a kitchen/dining room, ground floor cloakroom, two of the three bedrooms have built-in wardrobes, modern shower room, garden and garage with electric door.

Viewing is highly recommended.

Briefly the property offers entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, shower room, gardens, garage, parking, gas central heating and UPVC 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.

**Entrance Hall**  
 Partly glazed UPVC double glazed entrance door, stairs to the first floor landing with built in cupboard below, panel glazed doors to lounge & kitchen/dining room, radiator.

**Cloakroom**  
 Wash basin, WC, UPVC double glazed window to front, radiator.

**Lounge**  
**15'6" (4.72m) x 10'4" (3.15m)**  
 Fitted flame effect electric fire with wooden surround and marble effect hearth, fibre optic Internet point, UPVC double glazed window to front, radiator.

**Kitchen/Dining Room**  
**7'5" (2.26m) x 17'4" (5.28m)**  
 Range of fitted units at base and eye level complemented by a roll edge work surface over and inset one and a half bowl with mixer tap and drainer, integrated dishwasher (replaced May 2023), gas hob with extractor and light over, built in electric oven, cupboard housing gas central heating boiler, space for upright fridge/freezer, space and plumbing for washing machine, tiled splashback, fitted HIVE system, UPVC double glazed window and French doors to rear, vinyl flooring to kitchen area, radiator.

**Stairs and Landing**  
 Built in airing cupboard housing hot water tank, radiator, loft access.



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