

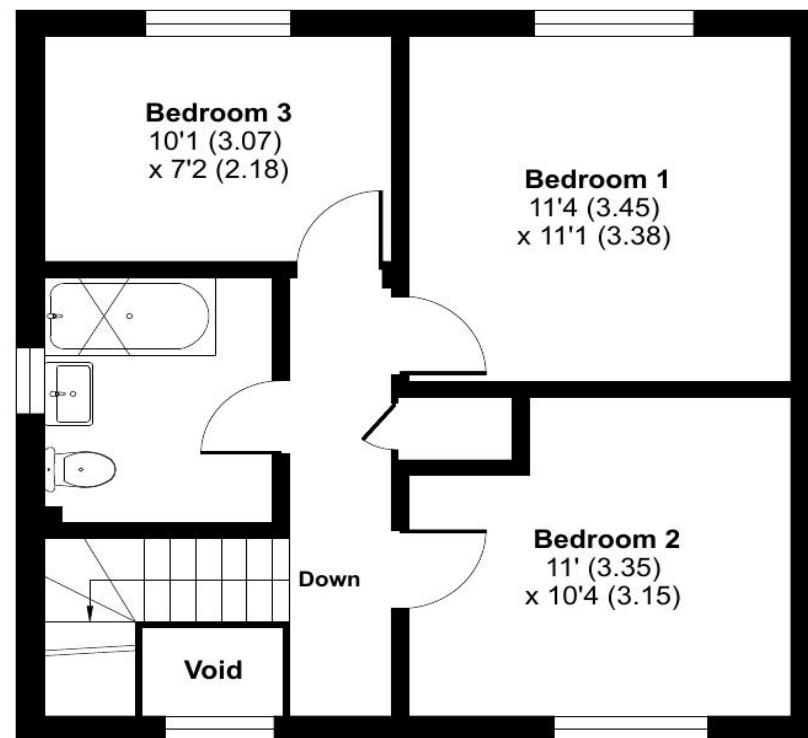
Malthouse Close, Watton, Thetford, IP25

Approximate Area = 948 sq ft / 88 sq m (excludes void)

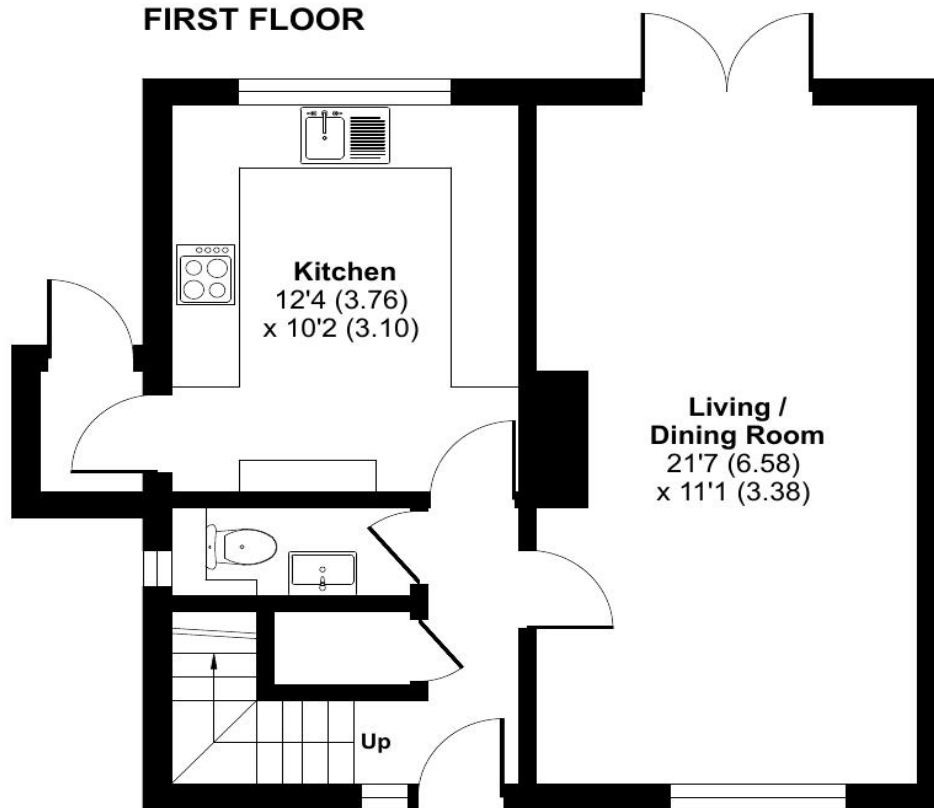
Garage = 136 sq ft / 12.6 sq m

Total = 1084 sq ft / 100.6 sq m

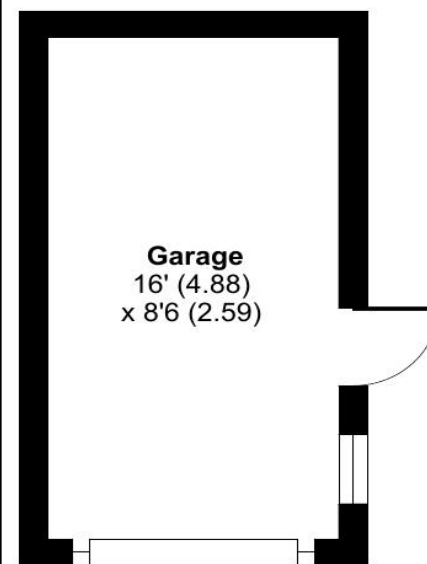
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Malthouse Close, Watton, Thetford, IP25 6XH

A very well presented semi-detached three bedroom house situated on a popular development in Watton. This fantastic property offers garage, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

Guide Price £250,000-£260,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1168655



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Bedroom Three
10'1" (3.07m) x 7'2" (2.18m)

UPVC double glazed window rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side, tiles to floor.

Outside Front

Garden laid to lawn, shrubs to beds, path to front door, outside lights, area to side laid to shingle providing additional parking, driveway to side providing access to garage, gated access to rear garden.

Garage
16'0" (4.88m) x 8'6" (2.59m)

Main up and over door to front, entrance door and window to side, electric lights and power.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside tap,

garden wall to perimeter, gated access to front.

Agent's Notes

EPC rating D64 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

- Semi-Detached House
- Three Bedrooms
- Lounge/Dining Room
- Energy Efficiency Rating D64
- Garage, Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating

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.

Situated on a popular development in Watton. Longsons are delighted to bring to the market this very well presented semi-detached three bedroom house. This fantastic property offers a cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, side porch, three bedrooms bathroom, garage, gardens, 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

Composite entrance door to front, stairs to first floor, understairs storage cupboard.

Living/Dining Room
21'7" (6.58m) x 11'1" (3.38m)

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, two radiators.

Kitchen
12'4" (3.76m) x 10'2" (3.1m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit, mixer tap and drainer, breakfast

bar, integrated electric oven and ceramic hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for tall upright fridge/freezer, tiled splashback, radiator, UPVC double glazed window to rear.

Side Porch

UPVC double glazed entrance door opening to rear.

Cloakroom

Wash basin, WC, fully tiled walls, radiator, obscure glass window to side.

Stairs and Landing

UPVC double glazed window to front, built-in cupboard housing hot water cylinder, loft access.

Bedroom One
11'4" (3.45m) x 11'1" (3.38m)

UPVC double glazed window to rear, radiator.

Bedroom Two
11'0" (3.35m) x 10'4" (3.15m)

UPVC double glazed window to front, radiator.

