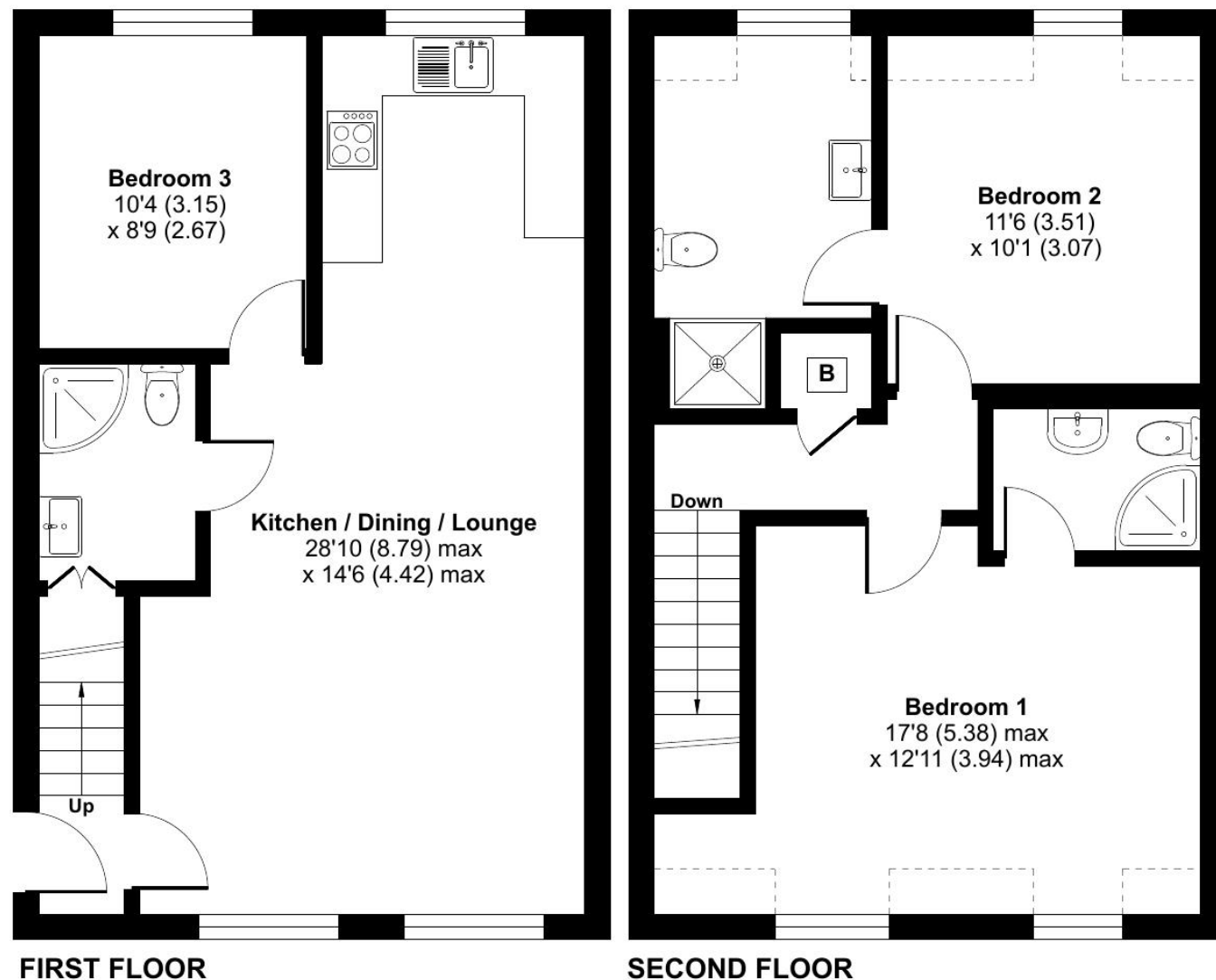


Norwich Road, Watton, Thetford, IP25

Approximate Area = 1010 sq ft / 93.8 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Total = 1044 sq ft / 96.9 sq m
For identification only - Not to scale



Denotes restricted head height



Norwich Road, Watton, Thetford, IP25 6DH

Very well presented. Spacious, first and second floor three bedroom flat with two en-suites and a main shower room situated in Watton. The property offers open plan living with a lounge/dining room/kitchen, allocated parking, gas central heating and UPVC double glazing. Viewing highly recommended.

Price £180,000 Leasehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1188675



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Agents Note

EPC rating C80 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland County 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 Flat
- Open Plan Lounge/Dining Room/Kitchen
- Allocated Parking
- Energy Efficiency Rating - C80
- Two En-suite Shower Rooms
- Main Shower Room
- UPVC Double Glazing
- Gas Central Heating

Situated in the market town of Watton, Longsons are delighted to bring to the market, this very well presented, spacious first and second floor, three bedroom flat. This superb property offers two en-suite shower rooms and a main shower room, open plan lounge/dining room/kitchen, allocated parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, open plan lounge/dining room/kitchen, three bedrooms, two en-suite shower rooms, main shower room, allocated 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

Small entrance hall, stairs to first floor.

Open Plan Kitchen/Dining/Lounge

28'10" (8.79m) x 14'6" (4.42m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, UPVC double glazed window to rear, tiles to floor, two UPVC double glazed windows to front in lounge area, two radiators.

Bedroom Three

10'4" (3.15m) x 8'9" (2.67m)

UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, tiles to floor, radiator, extractor fan.

First Floor Landing

Built in cupboard housing gas central heating boiler, loft access, radiator.

Bedroom One

17'8" (5.38m) x 12'11" (3.94m)

Two UPVC double glazed windows to front, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin set with fitted cabinet, WC.

Bedroom Two

11'6" (3.51m) x 10'1" (3.07m)

UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

