

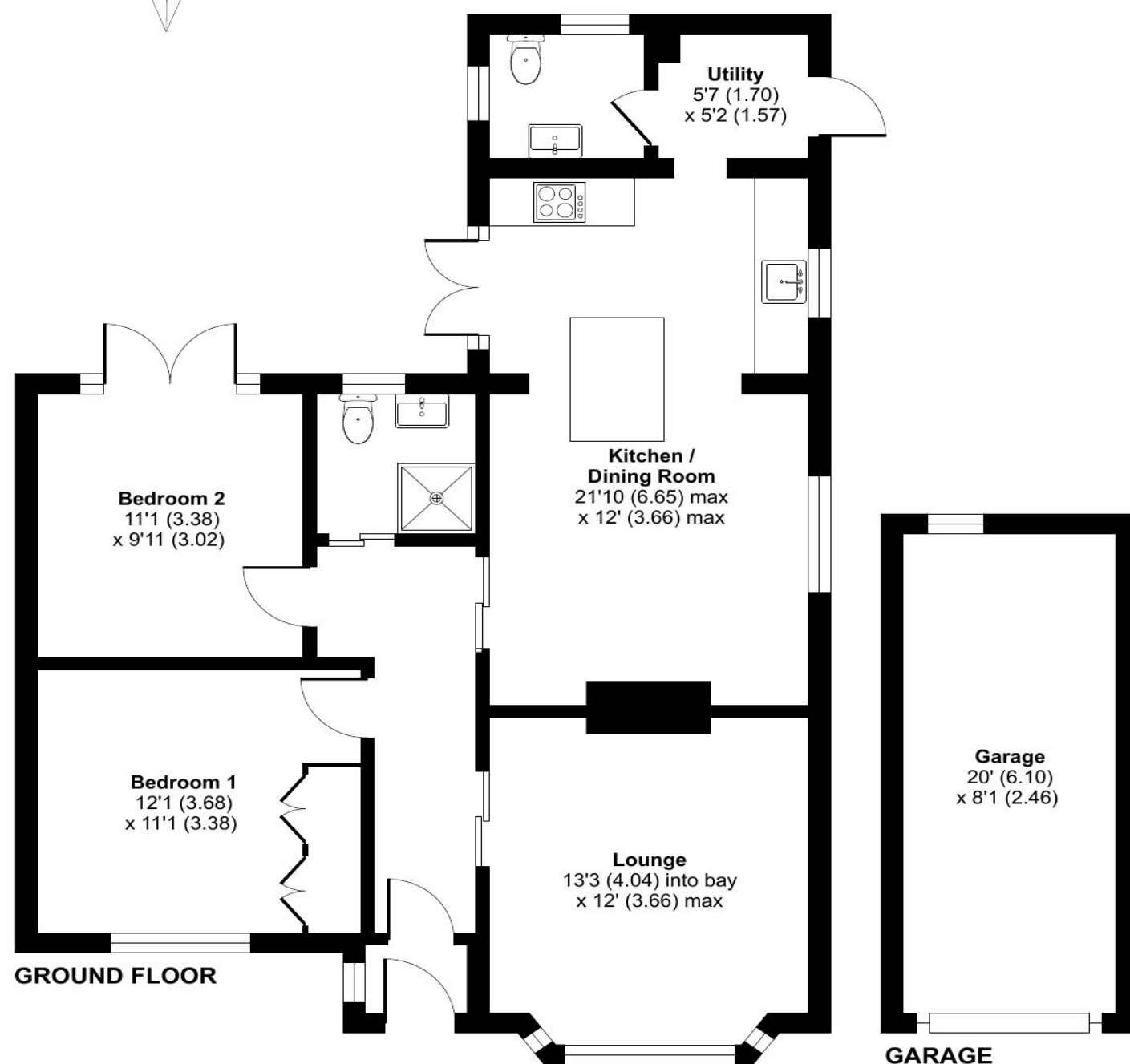
Dereham Road, Watton, Thetford, IP25

Approximate Area = 899 sq ft / 83.5 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



54 Dereham Road, Watton, Thetford, IP25 6EZ

Very well presented, spacious updated, detached two bedroom bungalow situated in Watton. This fantastic property offers modern kitchen/dining room with log burning stove, two double bedrooms, shower/wet room, WC with cloakroom, garage, gardens, parking for several vehicles and gas central heating.

Price £290,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1193401



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Shower/Wet Room

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

Outside Front

Low maintenance front garden laid to shingle, driveway providing off road parking, outside light, double wooden gates providing access to garage, rear garden and further secure off road parking.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden summer house, wooden fence to perimeter, gated access to front.

Garage

20'0" (6.1m) x 8'1" (2.46m)

Remote control main roller door to front, windows to side and rear, electric light and power.

Agents Notes

EPC rating E51 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Two Bedroom
- Detached Bungalow
- Kitchen/Dining Room
- Energy Efficiency Rating E51
- Log Burning Stove
- Garage
- Gardens
- Utility Room
- 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 in the Norfolk market town of Watton, Longsons are delighted to bring to the market this very well presented, updated detached, spacious two bedroom bungalow. This superb property offers kitchen/dining room with log burning stove, shower/wet room, cloakroom with WC, two double bedrooms, garage, gardens, parking for several vehicles, gas central heating and UPVC double glazing.

Viewing highly recommended!

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 Porch

Composite entrance door to front, UPVC double glazed window to side.

Hallway

Modern vertical radiator, loft access.

Lounge

13'3" (4.04m) x 12'0" (3.66m)

Walk-in UPVC double glazed bay window, vertical radiator.

Kitchen/Dining Room

25'2" (7.67m) x 20'5" (6.22m)

Range of modern fitted kitchen units to wall and floor, slimline work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, island unit with breakfast bar and further storage, integrated double electric

oven, integrated ceramic hob with extractor hood over, integrated dishwasher, fireplace with inset log burning stove to dining area, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to side.

Utility Room

5'7" (1.7m) x 5'2" (1.57m)

Space and plumbing for washing machine, space for large American style fridge/freezer, UPVC double glazed entrance door opening to side.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to side.

Bedroom One

12'1" (3.68m) x 11'1" (3.38m)

UPVC double glazed window to front, fitted wardrobes, radiator, built in cupboard housing hot water cylinder.

Bedroom Two

11'1" (3.38m) x 9'11" (3.02m)

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

