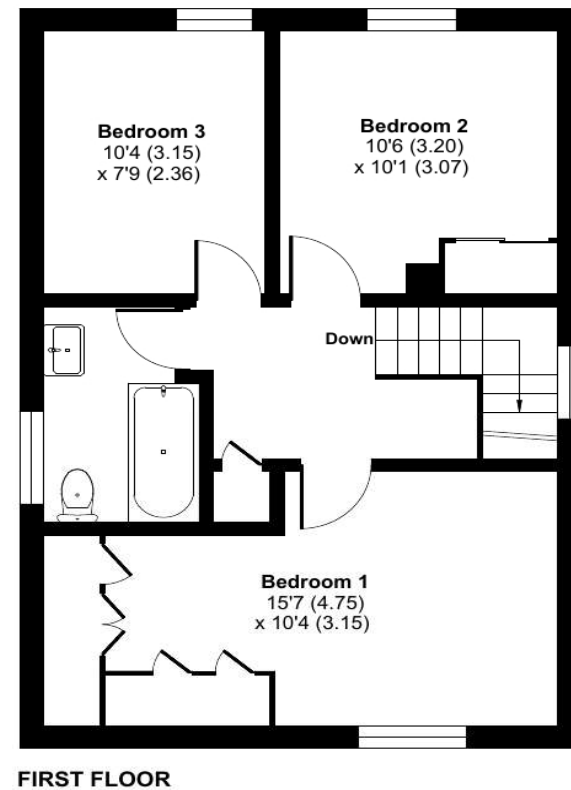
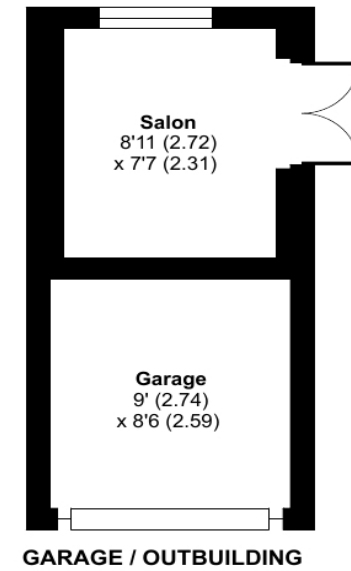
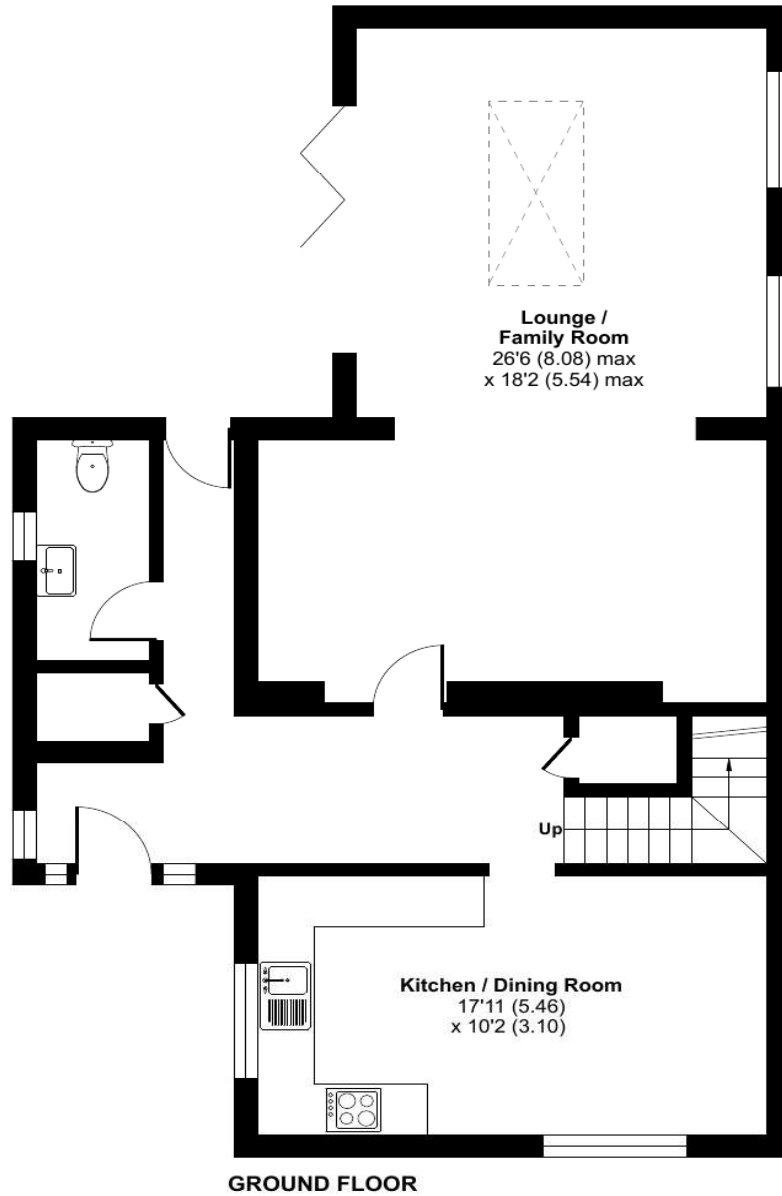


# Stevens Close, Watton, Thetford, IP25

Approximate Area = 1354 sq ft / 125.7 sq m  
Garage = 77 sq ft / 7.1 sq m  
Outbuilding = 68 sq ft / 6.3 sq m  
Total = 1499 sq ft / 139.1 sq m  
For identification only - Not to scale



## Stevens Close, Watton, Thetford, IP25 6EQ

Extremely well presented, modernised, spacious three bedroom detached house. This fantastic extended property offers large lounge area, kitchen/dining room with integrated appliances and quartz work surface, very well presented gardens, garage with salon area and gas central heating.

**Price £325,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1194302



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**Bedroom Three**  
**10'4" (3.15m) x 7'9" (2.36m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Modern bathroom suite comprising P shaped bath with shower over, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side, tiled splashback, towel radiator.

**Outside Front**

Well presented front garden laid to lawn, driveway providing off road parking for several vehicles, shrubs and plants to borders, outside lights, outside tap, gated access to rear garden.

**Garage**  
**17'11" (5.46m) x 15'7" (4.75m)**

Converted and updated garage currently divided in two, currently being used as hair salon with UPVC double glazed French doors opening to rear garden, front of garage with main up

and over door, electric lights and power.

**Rear Garden**

Very well presented rear garden laid to lawn, decked area with gazebo over ideal for hot tub, patio seating area laid to block paving, shrubs, flowers and ornamental trees laid to raised beds, outside lights, wooden fence to perimeter, gated access to front.

**Agents Notes**

EPC rating D67 (Full copy available on request)

Council tax band C (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.

- Modernised Three Bedroom Detached House
- Extended Spacious Lounge/Family Room
- Modern Kitchen with Integrated Appliances
- Energy Efficiency Rating D87
- Garage with Salon Area
- Very Well Presented Gardens
- Popular Development
- Ample Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development in Watton, Longsons are delighted to bring to the market, this absolutely fantastic, extremely well presented, modernised, spacious three bedroom detached house. This superb property has much to offer, including large extended lounge area, kitchen/dining room area with integrated appliances, cloakroom with WC, very well presented gardens, garage with salon area to rear, ample parking, gas central heating and UPVC double glazing.

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**

UPVC double glazed entrance door to front, two built in storage cupboards, stairs to first floor, UPVC double glazed window to side, entrance door opening to rear garden, radiator.

**Lounge**  
**26'6" (8.08m) x 18'2" (5.54m)**

Large extended lounge area with impressive double glazed roof lantern, bi-folding double glazed doors opening to rear garden, tiles to floor, UPVC double glazed windows to side, radiator and underfloor heating to extension.

**Kitchen/Dining Room**  
**17'11" (5.46m) x 10'2" (3.1m)**

Modern fitted kitchen units to walls and floor complemented by a quartz work

surface over, integrated one and a half bowl sink unit with mixer tap and drainer, integrated electric oven, induction hob with extractor hood over, integrated fridge, freezer and slimline dishwasher, UPVC double glazed bow window to front and side, radiator.

**Cloakroom**

Space and plumbing for washing machine, space for tumble dryer, wash basin, WC, obscure glass UPVC double glazed window to front.

**Stairs & Landing**

Built-in storage cupboard housing hot water cylinder, loft access, obscure glass UPVC double glazed window to side.

**Bedroom One**  
**15'7" (4.75m) x 10'4" (3.15m)**

A range of fitted wardrobes, UPVC double glazed window to front, radiator.

**Bedroom Two**  
**10'6" (3.2m) x 10'1" (3.07m)**

Built-in wardrobe with sliding doors, UPVC double glazed window to rear, radiator.

