

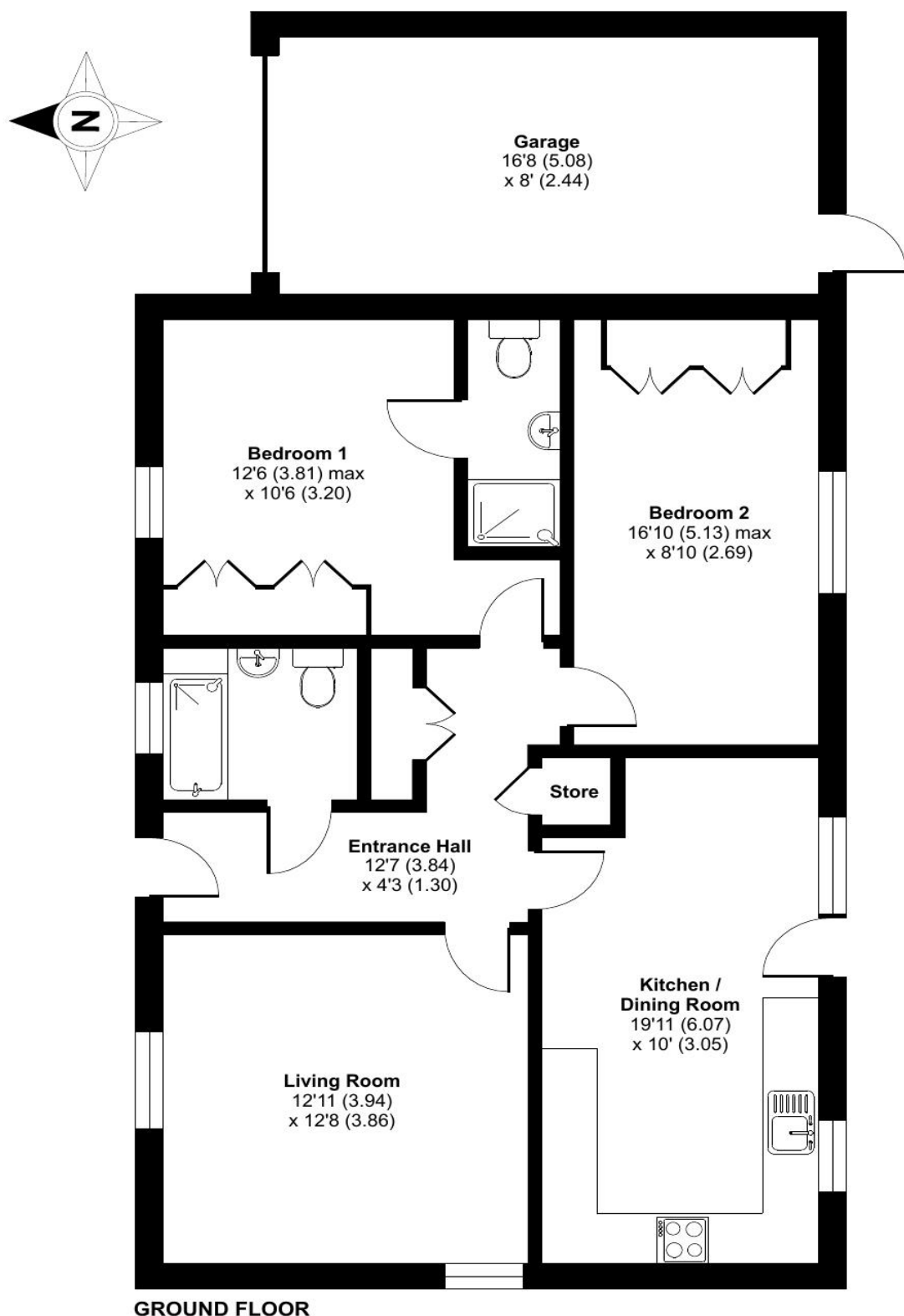
Landing Light Way, Watton, Thetford, IP25

Approximate Area = 882 sq ft / 81.9 sq m


Garage = 198 sq ft / 18.4 sq m

Total = 1080 sq ft / 100.3 sq m

For identification only - Not to scale



GROUND FLOOR

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1195268



Landing Light Way, Watton, Thetford, IP25 6WG

Well presented detached bungalow in a cul-de-sac position in the market town of Watton. Offering lounge, kitchen/dining room, two double bedrooms, garage, south-east facing rear garden, ample off road parking UPVC double glazing and under floor heating.

OIEO £325,000 Freehold

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fitted within cabinet, WC, UPVC obscured double glazed window to front, tiles to floor, towel radiator.

Outside Front

Open wooden porch, front drive laid to shingle providing parking for 2/3 vehicles, brick weave borders with lawn and mature shrubs and plants, outside lighting, outside tap, gated access to rear garden.

Garage

65'8" (20.02m) x 8'0" (2.44m)

Motorised roller door to front, space for fridge and tumble dryer, UPVC double glazed door to rear garden.

Rear Garden

Indian sand stone patio with wooden pergola, area laid to lawn with mature shrubs and plants to beds and borders, pond, UPVC shed, wooden seating area, outside water tap, air source heat pump, outside lights, access to front.

Agent's Notes

EPC rating C80 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating C80
- Under Floor Heating
- Garage Parking and Gardens
- UPVC Double Glazing
- En-Suite and Family Shower Room

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 popular market town of Watton in a cul-de-sac location, Longsons are delighted to present this two bedroom detached bungalow. The property boasts lounge, kitchen/dining room, two double bedrooms, oak doors throughout, garage, south east facing rear garden, 14 solar panels, and ample off road parking. Viewing highly recommended.

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.

Briefly the property offers entrance hall, living room, kitchen/dining room, shower room, two bedrooms, en-suite to bedroom one, gardens, garage, parking, underfloor heating, PV panels, 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

Entrance Hall

Composite front door, storage cupboard, cupboard housing hot water cylinder with controls to the under floor heating.

Living Room

12'11" (3.94m) x 12'8" (3.86m)
Dual aspect UPVC double glazed window to front and full length window to side.

Kitchen/Dining Room

19'11" (6.07m) x 10'0" (3.05m)
Range of kitchen units to walls and floor complemented by a work surface over,

one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled splashback, Bosch electric double oven, electric hob with extractor hood over, range of integrated appliances including dishwasher, fridge/freezer, space and plumbing for washing machine, tiles to floor, UPVC double glazed French door opening to rear, UPVC double glazed window to rear.

Bedroom One

12'6" (3.81m) x 10'6" (3.2m)

A range of wardrobes, UPVC double glazed window to front, oak door to en-suite.

En-Suite

Shower cubicle, tiles to walls, wash basin fitted within cabinet, tiled splashback. tiles to floor. towel radiator.

Bedroom Two

16'10" (5.13m) x 8'10" (2.69m)

A range of wardrobes, UPVC double glazed window to rear.

Shower Room

Double walk-in shower with glass screen, tiled splashback, wash basin

