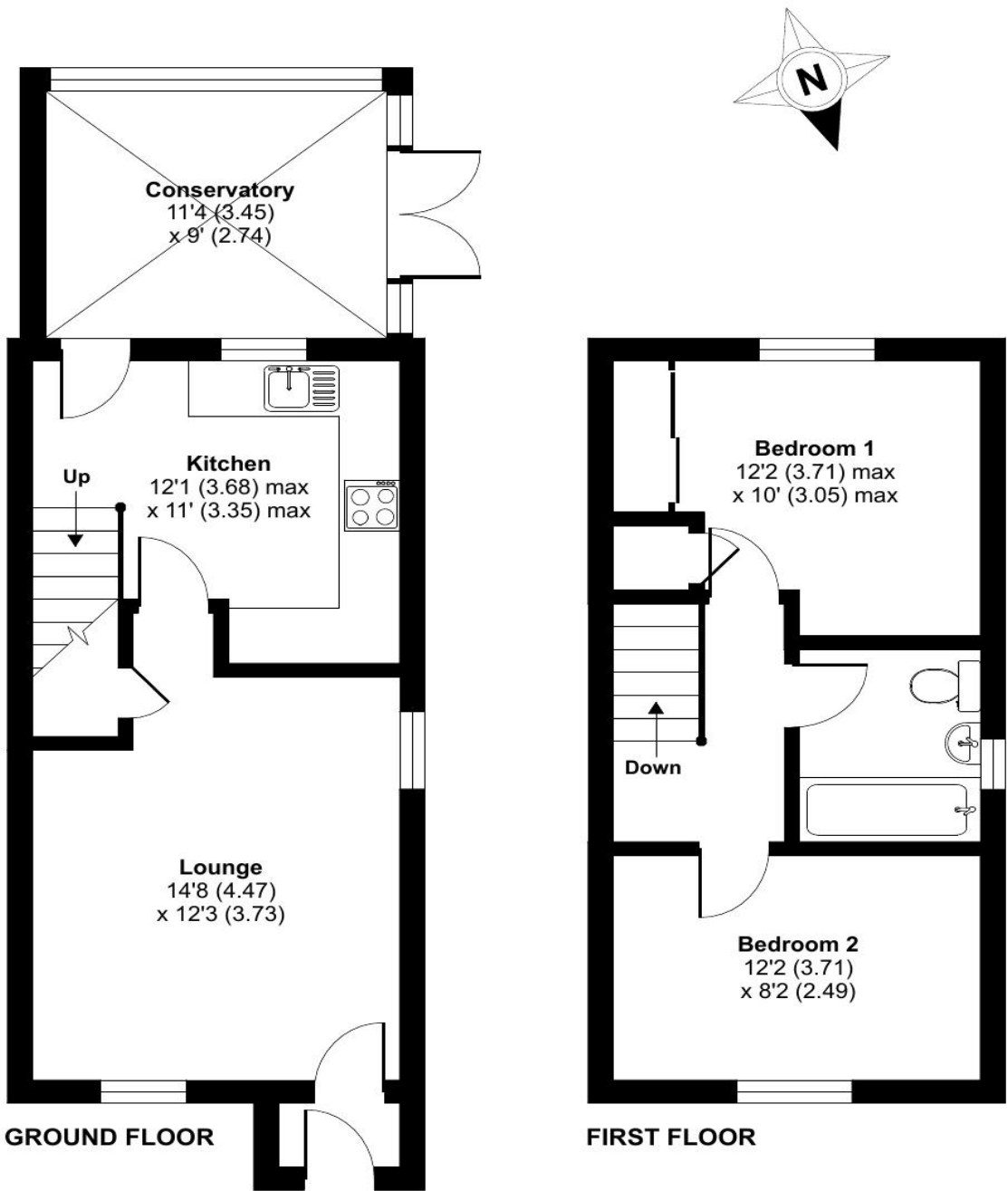


Henrys Court, Watton, Thetford, IP25

Approximate Area = 761 sq ft / 70.7 sq m  
For identification only - Not to scale



Henrys Court, Watton, Thetford, IP25 6UL

CHAIN FREE!

Well presented, semi-detached two bedroom house situated on a popular development in Watton. The property offers parking, conservatory, gardens, UPVC double glazing and gas central heating.

Viewing Highly recommended.

Offers in Excess of £200,000 Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1224805



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: watton@longsons.co.uk  
<https://www.longsons.co.uk>

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### Bedroom One 12'2" (3.71m) Max x 10'0" (3.05m) Max

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

### Bedroom Two 12'2" (3.71m) x 8'2" (2.49m)

UPVC double glazed window to front, radiator.

### Bathroom

Modern bathroom suite comprising bath with rainfall shower head and separate hand shower attachment, wash basin and WC both sets within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to side, tiled splashback.

### Outside Front

Low maintenance shingle providing off-road parking, outside light, gated access to rear garden.

### Rear Garden

Enclosed rear garden, steps up to elevated area laid to lawn, area to side laid to coloured granite chippings, wooden garden shed, shrubs and plants to beds and borders, outside tap, wooden fence to perimeter, gated access to rear.

### Agent's Notes

EPC rating C71 (Full copy available on request)  
Council tax band A (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.

- Semi-Detached House
- Two Bedrooms
- Conservatory
- Energy Efficiency Rating C71
- Gardens and Off-Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE!

Situated on a popular development in Watton, Longsons are delighted to bring to the market this very well presented, semi detached two bedroom house. The property offers conservatory, parking, gardens, UPVC double glazing and gas central heating.

Available CHAIN FREE!

Viewing Highly Recommended.

Briefly, the property offers entrance porch, lounge, kitchen, conservatory, two bedrooms, bathroom, gardens, 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 Porch

UPVC double glazed entrance door to front

### Lounge 14'8" (4.47m) x 12'3" (3.73m)

Built-in under stairs storage cupboard, UPVC double glazed window to front and side, radiator.

### Kitchen

### 12'1" (3.68m) Max x 11'0" (3.35m) Max

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, wall mounted gas central heating boiler, UPVC double glazed entrance door to conservatory, UPVC double glazed window to rear, tiled splashback, stairs to first floor, tiles to floor, radiator.

### Conservatory

### 11'4" (3.45m) x 9'0" (2.74m)

Modern UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, electric light and power, radiator.

### Stairs and Landing

Loft access.

