



**Thetford Road, Watton, Thetford, IP25 6UX**

**CHAIN FREE!**

Well presented, modern, detached three bedroom bungalow, situated in Watton. This fantastic property includes, garage, parking, conservatory, en-suite shower room, gas central heating and double glazing.

**Guide Price £325,000 - £350,000 Freehold**





**Bedroom Three**  
**8'5" (2.57m) x 6'6" (1.98m)**  
Double glazed window to side, radiator.

**Bathroom**  
Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, tiled splashback, extractor fan.

**Garage**  
Main up and over door to front, entrance door opening to rear garden, electric power and lights.

**Outside Front**  
Front garden laid to lawn, driveway providing off road parking and access to garage, shrubs and plants to borders, gated access to rear garden.

**Rear Garden**  
Enclosed rear garden laid to lawn, plants, fruit trees and ornamental trees to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

**Agents Note**  
EPC rating B82 (Full copy available on request)  
Council tax band D (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.

- Detached Three Bedroom Bungalow
- Conservatory
- En-suite Shower Room
- Energy Efficiency Rating B82
- Garage
- Off Road Parking
- Gas Central Heating
- Double Glazing
- CHAIN FREE!

Situated in Watton, Longsons are delighted to bring to the market this detached, modern well presented, three bedroom bungalow. The property benefits include, garage, parking, conservatory, en-suite shower room, gas central heating and double glazing.

Available Chain Free!

Viewing Highly Recommended!

Briefly, the property offers, entrance hall, lounge, kitchen, conservatory, three bedrooms, en-suite shower room to bedroom one, bathroom, garage, parking, gas central heating and 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 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,

**Entrance Hall**  
Double glazed entrance door to front, built in storage cupboard, double glazed window to side, radiator.

**Lounge/Dining Room**  
**19'9" (6.02m) x 12'7" (3.84m)**  
Double glazed French doors opening to garden, double glazed windows to front, radiator.

**Kitchen**  
**13'6" (4.11m) x 9'1" (2.77m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit, integrated

double electric oven, integrated gas hob with extractor hood over, integrated dishwasher, integrated washing machine, space for tall upright fridge/freezer, tiled splashback, double glazed window to rear, double glazed entrance door opening to conservatory

**Conservatory**  
**9'9" (2.97m) x 9'0" (2.74m)**  
Modern UPVC double glazed conservatory with glass roof, French doors opening to rear garden, electric lights and power sockets.

**Bedroom One**  
**12'10" (3.91m) x 12'2" (3.71m)**  
Built in wardrobe, double glazed window to rear, radiator, door to en-suite.

**En-suite Shower Room**  
Shower cubicle, wash basin, WC, tiled splashback, radiator.

**Bedroom Two**  
**9'9" (2.97m) x 8'5" (2.57m)**  
Double glazed window to front, built-in wardrobe, radiator.

