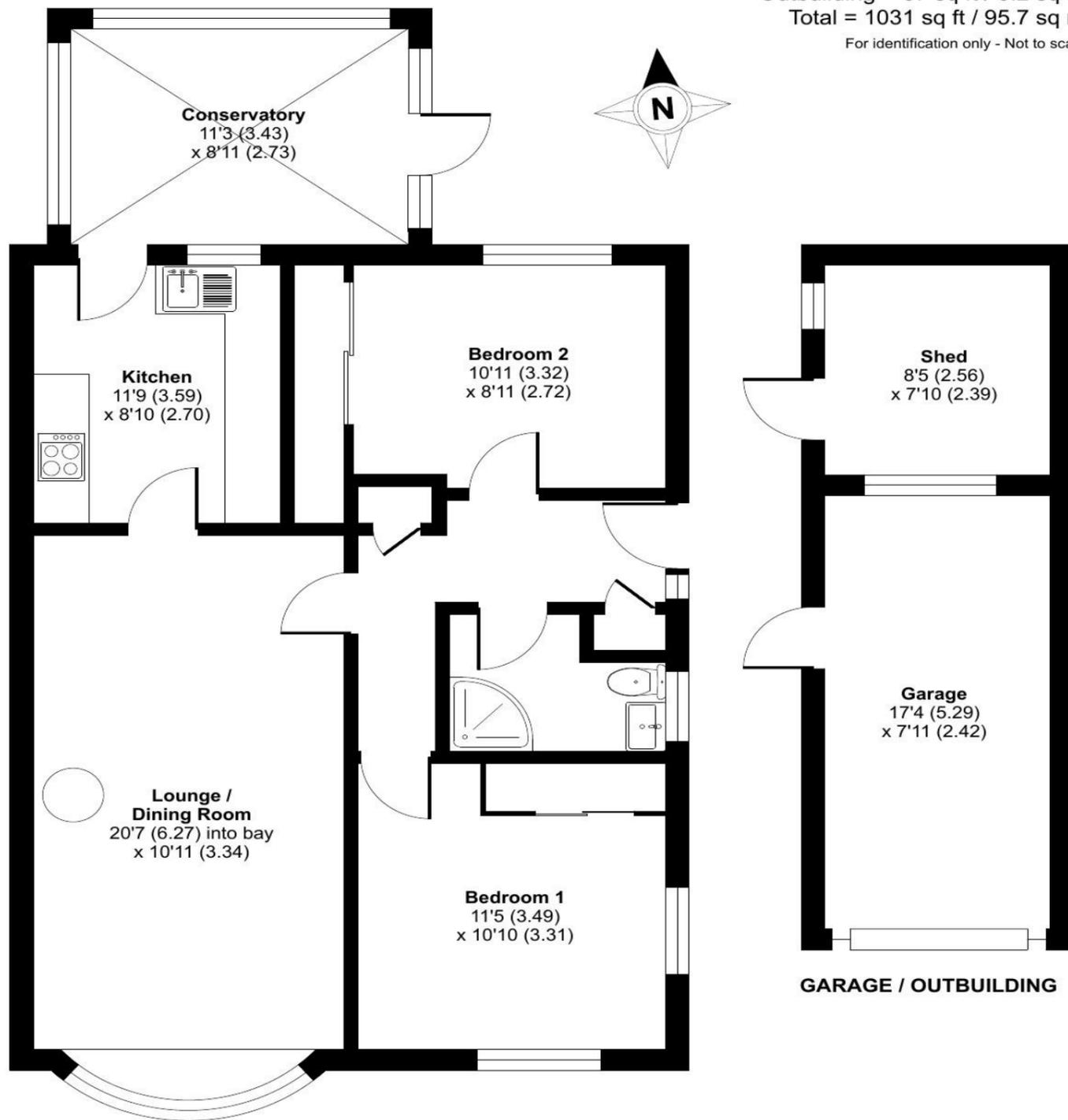


Priory Road, Watton, Thetford, IP25

Approximate Area = 826 sq ft / 76.7 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1031 sq ft / 95.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1280677



Priory Road, Watton, Thetford, IP25 6PQ

A well presented, two bedroom detached bungalow situated in the market town of Watton. The property boasts lounge/dining room with log burner, modern Wren kitchen, New roof, fascias and guttering, gardens, parking, carport and garage, gas central heating and UPVC double glazing.

No onward chain!

Price £260,000 Freehold

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 Two
10'11" (3.33m) x 8'11" (2.72m)

Fitted wardrobe, Karndean LVT to floor, UPVC double glazed window to rear, radiator.

Shower Room

Three piece suite comprising WC, vanity wash basin, corner shower unit with overhead mains shower, chrome heated towel rail, fully tiled walls, tiles to floor, spot lights, UPVC opaque double glazed window to side.

Outside Front

Front garden area laid to shingle providing extra parking with shrubs to borders, driveway leading to carport and garage, new roof, fascias and guttering.

Garage
16'7" (5.05m) x 7'5" (2.26m)

Insulated garage with up and over door, power and lighting.

Rear Garden

Patio area with raised flower beds and shrubs to borders, garden area laid to lawn, corner patio area with a shed.

Agent's Notes

EPC rating D67 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Double Bedrooms
- New Roof, Fascias and Guttering
- Energy Efficiency Rating D67
- Lounge/Dining Room with Log Burner
- Gardens and Conservatory
- Carport, Garage and Off Street Parking
- No Onward Chain!

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, Longsons are delighted to bring to the market this detached bungalow with two double bedrooms, spacious lounge/dining room with working log burner, modern fitted Wren kitchen, conservatory, stylish shower room, ample off-street parking leading to carport and garage, gardens with shed, new roof, fascias and guttering, gas central heating and UPVC double glazing throughout. Viewing highly recommended!

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.

Karndean LVT to floor, two radiators.

Kitchen
11'9" (3.58m) x 8'10" (2.69m)

Range of modern fitted Wren units at wall and base level providing ample storage, complemented by a roll edge worktop with inset stainless steel sink and mixer tap, tiled splashback, integrated electric double oven and hob, recesses for washing machine, tumble dryer and dishwasher, vinyl to floor, UPVC double glazed door to rear leading to conservatory.



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

Entrance Hall
 UPVC double door to side with opaque UPVC double glazed side panel, LVT to floor, storage cupboard, airing cupboard housing the hot water tank, radiator.

Conservatory
11'3" (3.43m) x 8'11" (2.72m)
 Newly fitted UPVC double glazed windows and roof, double doors to side, vinyl to floor, radiator.

Lounge/Dining Room
20'11" (6.38m) Into Bay x 10'11" (3.33m)
 Log burner, UPVC double glazed Georgian style bow window to front,

Bedroom One
11'5" (3.48m) x 10'10" (3.3m)
 Fitted wardrobe, fitted spot lights, Karndean LVT to floor, UPVC double glazed Georgian style window to front and side, radiator.

