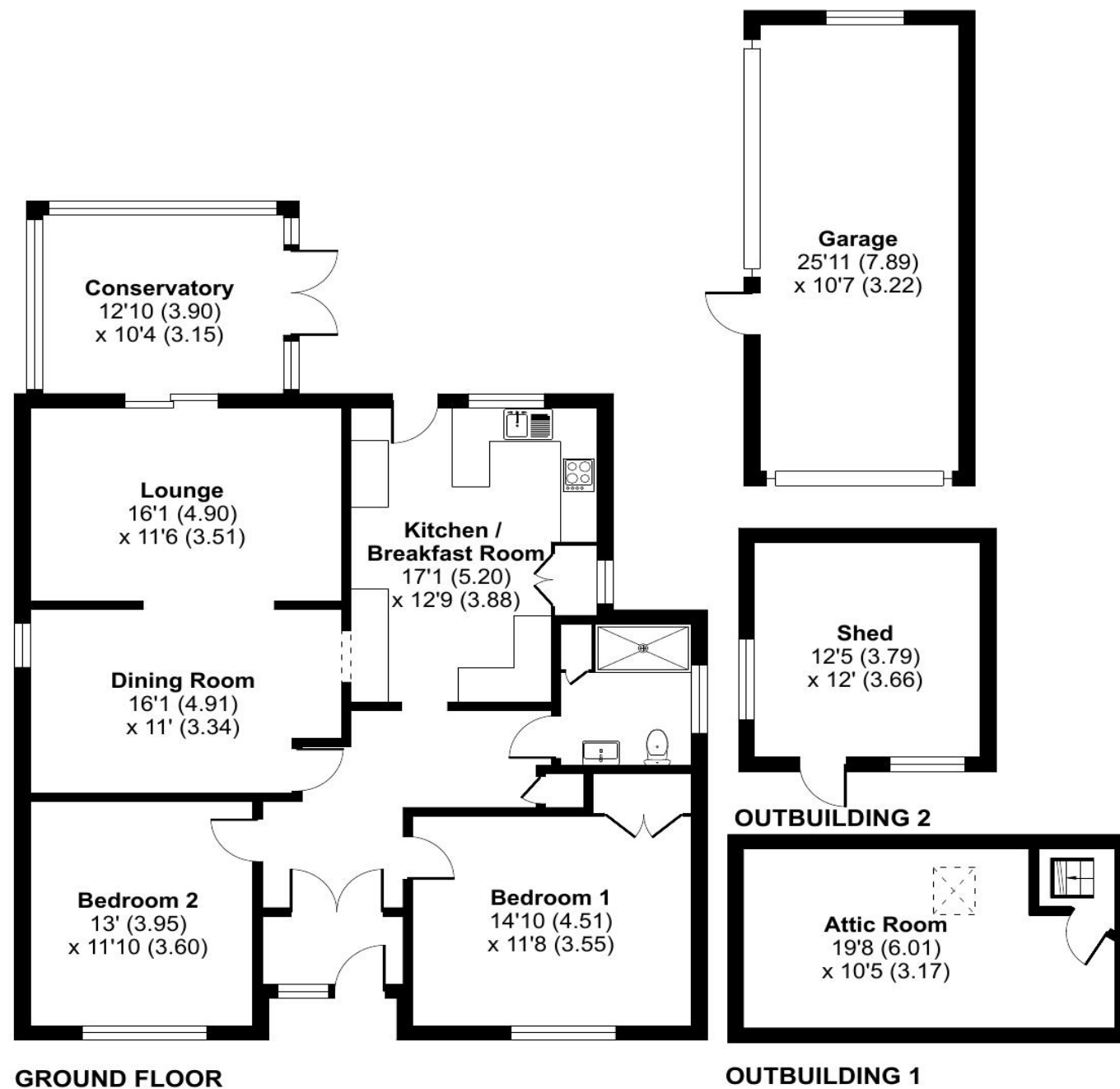


Monkhams Drive, Watton, Thetford, IP25



Approximate Area = 1315 sq ft / 122.1 sq m
 Garage = 273 sq ft / 25.3 sq m
 Outbuilding = 354 sq ft / 32.8 sq m
 Total = 1942 sq ft / 180.2 sq m
 For identification only - Not to scale



Monkhams Drive, Watton, Thetford, IP25 6PE

Two bedroom detached bungalow situated in a popular area of Watton. The property offers two double bedrooms, two reception rooms, attic room, kitchen/breakfast room, shower room, conservatory, garage, ample parking, gardens gas central heating and UPVC double glazing.

Viewing highly recommended!

Offers in excess of £290,000 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: 1286347



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Attic Room
19'8" (5.99m) x 10'5" (3.18m)
 Double glazed Velux window, access to eaves space.

Outside front
 Five bar wooden gate giving access to front drive laid to shingle and concrete leading to garage, parking for numerous vehicles, enclosed front garden laid to lawn with mature shrubs to borders. outside lights, gated access to rear.

Rear Garden
 Fully enclosed rear garden with paved patio area with path leading to shed/summer house, area laid to lawn, mature trees and shrubs to beds and borders, wooden fence and hedge to perimeter, gated access to front.

Garage
25'11" (7.9m) x 10'7" (3.23m)
 Main up and over motorised electric door, up and over door to side, electric lights and power.

Agents Notes
 EPC rating D68 (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.

- Two Bedroom Detached Bungalow
- Sought After Area
- Two Reception Rooms
- Energy Efficiency Rating D68
- Conservatory
- Garage, Gardens and Parking
- UPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this detached two bedroom bungalow.

Briefly, the property offers entrance porch, entrance hall, kitchen/breakfast room, dining room, living room, conservatory, two double bedrooms, shower room, attic room, front and rear gardens, garage, 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 door to front, glazed double doors leading to entrance hall.

Entrance Hall
 Loft hatch with loft ladder leading to attic room.

Kitchen/Breakfast Room
17'1" (5.21m) x 12'9" (3.89m)
 Fitted kitchen units to walls and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer, tiled splashback, space for electric cooker with extractor hood over, pantry cupboard with space and plumbing for a washing machine, radiator. UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

Dining Room
16'1" (4.9m) x 11'0" (3.35m)
 UPVC double glazed window to side, radiator, archway leading to living room.

Living Room
16'1" (4.9m) x 11'6" (3.51m)
 UPVC double glazed French doors leading to conservatory, free standing wood burner, two radiators.

Conservatory
12'10" (3.91m) x 10'4" (3.15m)
 UPVC conservatory with brick base, French doors leading to rear garden, radiator, blinds to windows and roof.

Bedroom One
14'10" (4.52m) x 11'8" (3.56m)
 Fitted wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two
13'0" (3.96m) x 11'10" (3.61m)
 UPVC double glazed window to front, radiator

Shower Room
 Electric underfloor heating, double walk in shower, fully tiled walls and floor, cupboard housing gas central heating boiler, WC, wash basin set within fitted cabinets, storage cupboard, obscure glass UPVC double glazed window to side.

