

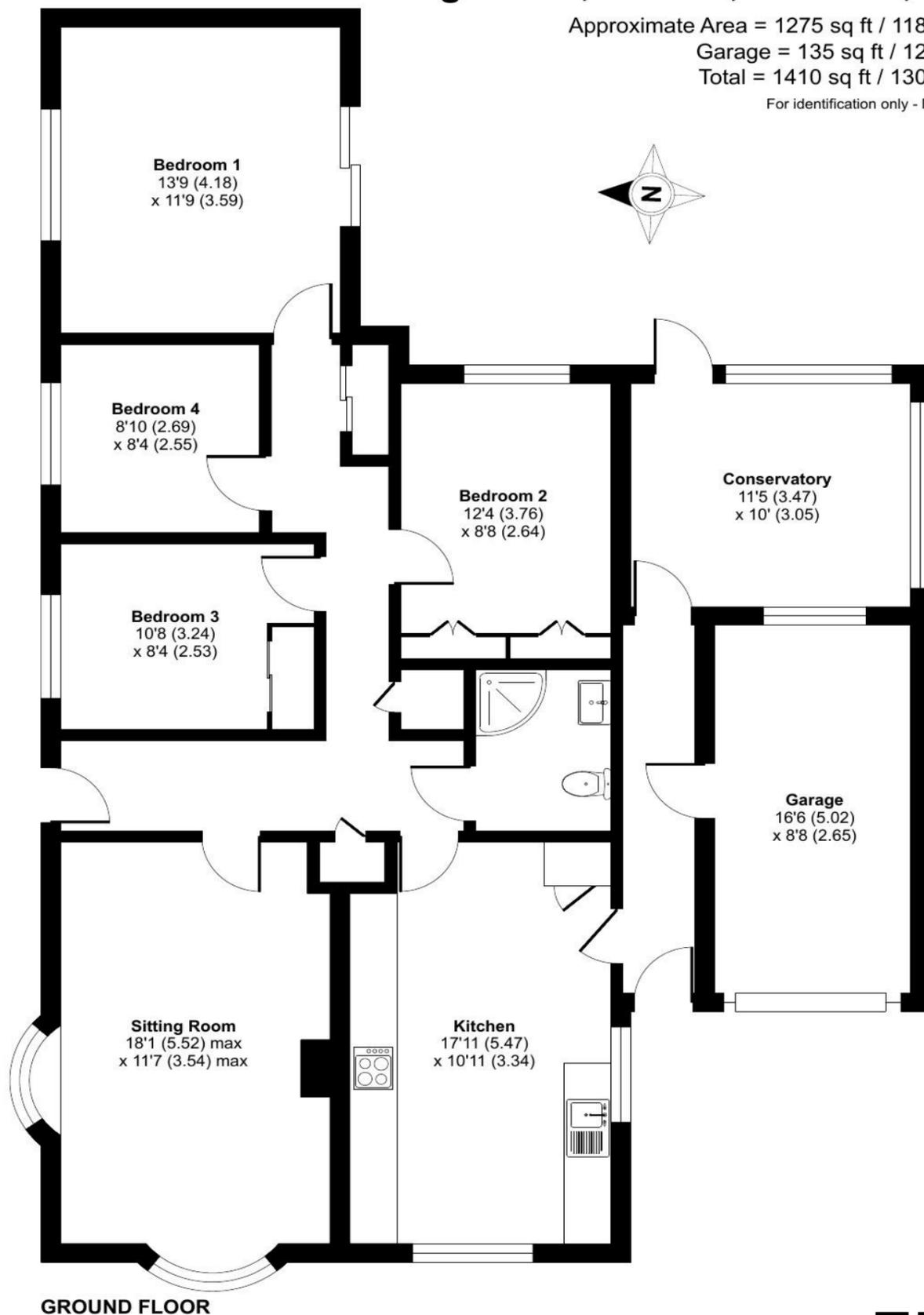
Vicarage Walk, Watton, Thetford, IP25

Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1410 sq ft / 130.9 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). © nichecom 2025. Produced for Longsons. REF: 1298547



26 Vicarage Walk, Watton, Thetford, IP25 6PH

CHAIN FREE!

Spacious and well presented four bedroom detached bungalow situated on a corner plot in a popular area in the market town of The property boasts a kitchen/diner, conservatory, garage and driveway parking to the rear. Viewing highly recommended!

Offers in the Region of £280,000 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
12'4" (3.76m) x 8'8" (2.64m)
 UPVC double glazed window to the side, fitted wardrobes and bedside cabinets with storage above, radiator.

Bedroom Three
10'8" (3.25m) x 8'4" (2.54m)
 UPVC double glazed window to the front, built-in wardrobe, radiator.

Bedroom Four
8'10" (2.69m) x 8'4" (2.54m)
 UPVC double glazed window to the front aspect, radiator.

Shower Room
 Walk in corner shower cubicle with electric shower, WC, hand wash basin, tiled walls, heated towel radiator and UPVC double glazed obscured window to the rear.

Garage
16'6" (5.03m) x 8'8" (2.64m)
 Remote control electric roller door, personal door, electric power and lighting.

Outside Front
 Front garden laid to shingle, mature shrubs, brickweave driveway providing off road parking and access to the garage, outside light.

Rear Garden
 Low maintenance rear garden laid to paving slabs, mature shrubs, outside light, fence to perimeter.

Agents Note
 EPC rating D64 (Full copy available on request)
 Council tax band C (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 Bungalow
- Four Bedrooms
- CHAIN FREE!
- Energy Efficiency Rating D64
- Kitchen/Diner
- Gardens
- Gas Central Heating
- UPVC Double Glazing
- Garage & Driveway

Situated on a popular development within easy reach of Watton town centre, Longsons are delighted to bring to the market this spacious well presented detached four bedroom bungalow. The property boasts a garage, driveway, parking, conservatory, enclosed rear garden, kitchen/diner, modern shower room and gas central heating.

Offered for sale - CHAIN FREE!

The property offers entrance hall, lounge, kitchen/diner, conservatory, four bedrooms, shower room, garage, driveway parking, gardens, double glazing and gas central heating

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, 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.

Entrance Hallway
 UPVC double glazed entrance door, storage cupboard, airing cupboard, radiator.

Sitting Room
18'1" (5.51m) Max x 11'7" (3.53m) Max
 UPVC double glazed bow windows to front & side, two radiators and feature fireplace.

Kitchen/Dining Room
17'11" (5.46m) x 10'11" (3.33m)
 Fitted kitchen units to wall and floor, work surfaces over, tiled splashbacks,

inset sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated double electric oven, integrated electric hob, cooker hood, pantry cupboard, storage cupboard, radiator, UPVC double glazed windows to rear and side, UPVC double glazed entrance door to rear leading to covered passageway with doors into the garage and conservatory.

Conservatory
11'5" (3.48m) x 10'0" (3.05m)
 UPVC double glazed conservatory, polycarbonate roof, electric power & lighting, tiled flooring, heating, UPVC double glazed doors opening to rear garden.

Inner Hallway
 Built in cupboard.

Bedroom One
13'9" (4.19m) x 11'9" (3.58m)
 UPVC double glazed window to front, sliding patio doors to the rear aspect leading out to the garden with a sun canopy providing a shaded seating area, radiator.

