

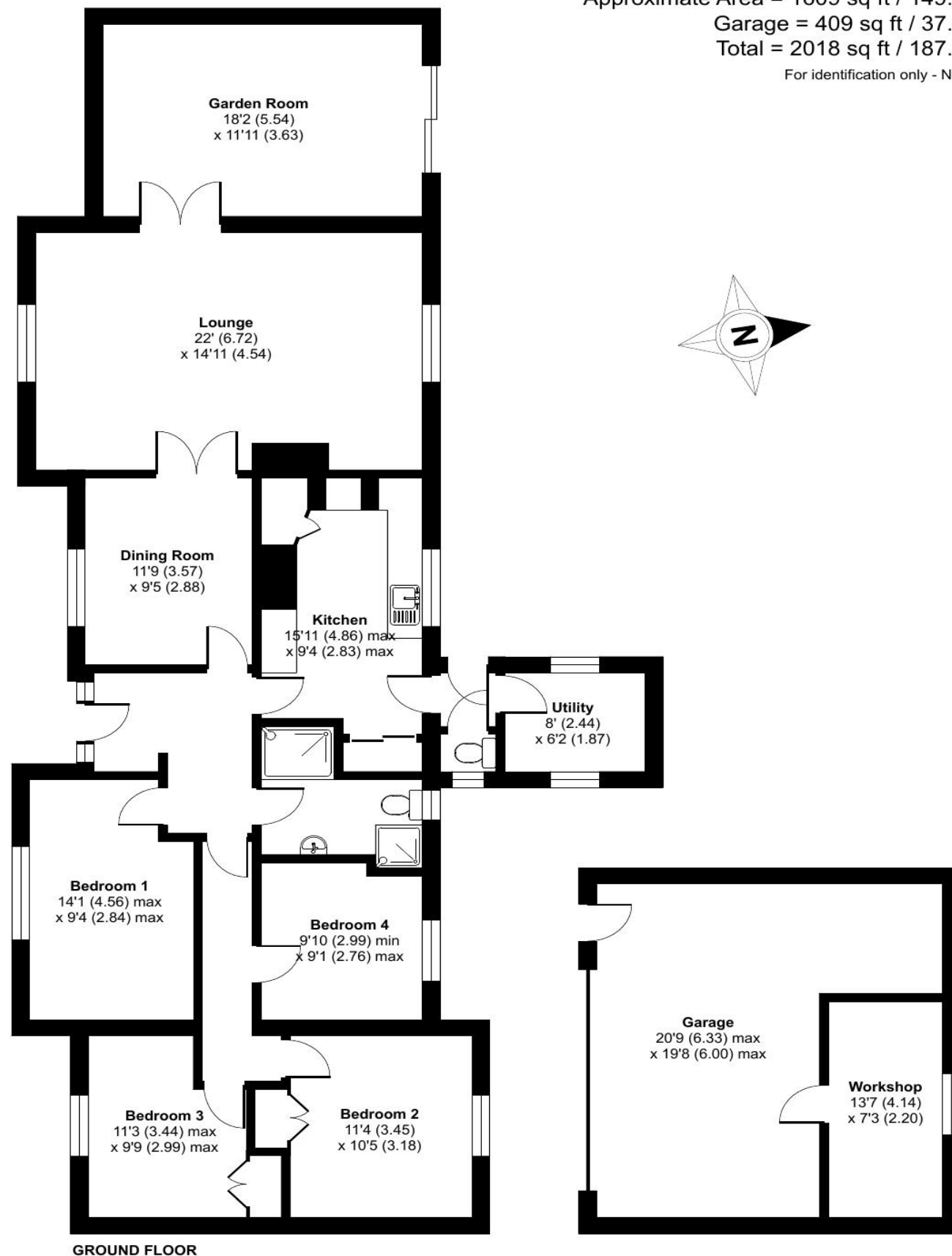
## Thetford Road, Watton, Thetford, IP25

Approximate Area = 1609 sq ft / 149.4 sq m

Garage = 409 sq ft / 37.9 sq m

Total = 2018 sq ft / 187.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1294807



## Thetford Road, Watton, Thetford, IP25 6BT

**CHAIN FREE!**

Detached, four bedroom bungalow conveniently situated in Watton town centre close to all its amenities. The property offers large gardens, parking, garage with workshop, garden room, two reception rooms, gas central heating and UPVC double glazing.

**Price £400,000 Freehold**

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Conveniently situated in Watton town centre, Longson's are delighted to bring to the market this detached four bedroom bungalow. This property offers, large established gardens, double garage with workshop, parking, garden room, UPVC double glazing and gas central heating.

Viewing Highly Recommended!

Briefly the property offers entrance hall, dining room, lounge, garden room, kitchen, utility room, WC, back porch, four bedrooms, shower room, large gardens, double garage with workshop, 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 Hall

Wooden door to front with glass panels either side, loft access, radiator.

#### Dining Room

**11'9" (3.58m) x 9'5" (2.87m)**

UPVC double glazed window to front, radiator.

#### Lounge

**22'0" (6.71m) x 14'11" (4.55m)**

Feature brick fireplace with electric wood burning stove, three radiators, dual aspect UPVC double glazed windows to front and rear, wooden double doors leading to garden room.

#### Garden Room

**18'2" (5.54m) x 11'11" (3.63m)**

Sliding aluminium patio door leading to rear garden, radiator providing all year usage.

#### Kitchen

**15'11" (4.85m) Max x 9'4" (2.84m)**

#### Max

Fitted wooden kitchen units to walls and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for dishwasher, pantry cupboard with space for fridge, large cupboard housing hot water cylinder and ample shelving, integrated electric oven, integrated electric hob, wall mounted gas boiler, radiator, UPVC double glaze window to rear.

#### Utility Room

Cupboards to wall and floor, windows to both sides, space and plumbing for washing machine, space for tall fridge/freezer.

#### Cloakroom with WC

#### Back Porch

Wooden door leading to rear garden.

#### Bedroom One

**14'1" (4.29m) Max x 9'4" (2.84m)**

#### Max

Hand wash basin, UPVC double glazed window to front. radiator.

#### Bedroom Two

**11'4" (3.45m) x 10'5" (3.18m)**

Built-in double wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Three

**11'3" (3.43m) Max x 9'9" (2.97m)**

#### Max

Built-in double wardrobe, UPVC double glazed window to front, radiator.

#### Bedroom Four

**9'10" (3m) Min x 9'1" (2.77m)**

#### Max

UPVC double glazed window to rear, radiator.

#### Shower Room

Double walk-in shower with shower attachments, additional single shower cubicle with shower attachments, hand wash basin fitted within cabinets, WC, obscure glass UPVC double glazed window to rear, radiator.

#### Outside Front

Gravelled driveway leading to double garage, area laid to lawn, slate chippings to border with plants and shrubs, parking for numerous vehicles.

#### Garage

**20'9" (6.32m) Max x 19'8"**

#### (5.99m) Max

Up and over double door to front, additional wooden door to front, workshop area to the back of the garage with window facing rear garden, door to rear leading to rear garden.

#### Rear Garden

Large established enclosed rear garden mainly laid to lawn, paving leading to paved patio seating area, established shrubs plants and trees to beds and borders, wooden fence to perimeter, large wooden garden shed, access to garage.

#### Agent's 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.

- Four Bedroom Detached Bungalow

- Three Reception Rooms

- Double Garage with Workshop

- Energy Efficiency Rating D68

- Large Gardens

- UPVC Double Glazing and Gas Central Heating

