



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Longsons. REF: 1384672



## Canberra Road, Watton, Thetford, IP25 6GQ

Very well presented, modern mid-terrace three bedroom house situated on a popular development on the outskirts of Watton. The property offers garden room, cloakroom with WC, two allocated parking spaces, modern kitchen and bathroom, gas central heating and UPVC double glazing.

**Price £210,000 Freehold**



Situated on a popular development on the outskirts of Watton, Longsons are delighted to bring to the market this very well presented, modern mid-terrace three bedroom house. The property offers modern kitchen and bathroom, cloakroom with WC, garden room, garden, two allocated parking spaces, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, garden room, kitchen, cloakroom with WC, three bedrooms, bathroom, garden, allocated 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 Hall

Composite entrance door to front, stairs to first floor, radiator.

#### Lounge/Dining Room

**14'7" (4.45m) Max x 13'7" (4.14m) Max**

Understairs storage cupboard, UPVC double glazed French doors open to garden room, radiator.

#### Garden Room

**14'4" (4.37m) x 9'7" (2.92m)**

Solid roof, UPVC double glazed windows to rear and sides, French doors opening to rear garden, electric power and lights.

#### Kitchen

**10'4" (3.15m) x 8'0" (2.44m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with induction hob and extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for large American style fridge/freezer, UPVC double glazed window to front.

#### Cloakroom

Hand wash basin, WC, radiator, extractor fan.

#### Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

#### Bedroom One

**14'5" (4.39m) x 8'5" (2.57m)**

UPVC double glazed window to front, radiator.

#### Bedroom Two

**9'9" (2.97m) x 8'7" (2.62m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Three

**6'11" (2.11m) x 6'6" (1.98m)**

UPVC double glazed window to rear, radiator.

#### Bathroom

Suite comprising P shaped bath with rainfall shower head over and separate hand shower attachment, hand wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to front.

#### Outside Front

Small low maintenance frontage, outside lights.

#### Rear Garden

Enclosed low maintenance rear garden laid to shingle, paved patio seating area, wooden fence to perimeter, gated access to rear parking area with two allocated parking spaces.

#### Agent's note

EPC rating C75 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Modern Mid-Terrace Three Bedroom House
- Cloakroom with WC and Modern Bathroom
- Modern Kitchen and Conservatory
- Energy Efficiency Rating C75
- Gas Central Heating and UPVC Double Glazing
- Two Allocated Parking Spaces and Garden

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.

