



## Nelson Court, Watton, Thetford, IP25 6EL

CHAIN FREE!

Spacious, well presented detached three bedroom bungalow conveniently situated within easy reach of Watton town centre. The property offers garage, parking, en-suite shower room, kitchen/breakfast room, utility room, gardens, gas central heating and UPVC double glazing.

**Price £325,000 Freehold**





Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this spacious, well presented detached three bedroom bungalow. The property offers garage, parking, en-suite shower room, kitchen/breakfast room, utility room, gardens, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, three bedrooms, en suite shower room to bedroom one, shower room, garage, parking, gardens, 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

UPVC double glazed entrance door to front, loft access, radiator.

#### Lounge

**11'10" (3.61m) x 15'5" (4.7m)**

Feature fireplace with live flame gas fire, UPVC double glazed window to front, radiator, opening through to dining room.

#### Dining Room

**12'10" (3.91m) x 8'4" (2.54m)**

UPVC double glazed window to rear and side, radiator.

#### Kitchen/Breakfast Room

**12'9" (3.89m) x 8'4" (2.54m)**

Fitted kitchen units to wall and floor, work surface over, breakfast bar, stainless steel sink unit with mixer tap and drainer, integrated electric oven and grill with gas hob and extractor hood over, built-in storage cupboard, tiled splashback, UPVC double glazed window to rear, radiator.

#### Utility Room

**8'9" (2.67m) x 8'1" (2.46m)**

Fitted kitchen units to floor, stainless steel sink unit, space and plumbing for washing machine, space for upright fridge/freezer, built-in storage cupboard, built-in cupboard housing gas central heating boiler and hot water cylinder, UPVC double glazed entrance door to rear garden, UPVC double glazed window to rear, tiled splashback.

#### Bedroom One

**10'1" (3.07m) x 10'4" (3.15m)**

UPVC double glazed window to front, radiator, door to en-suite shower room.

#### En-suite Shower Room

Shower cubicle, hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, tiled splashback.

#### Bedroom Two

**10'2" (3.1m) x 10'4" (3.15m)**  
UPVC double glazed window to front, radiator.

#### Bedroom Three

**8'7" (2.62m) x 8'5" (2.57m)**  
UPVC double glazed window to rear, radiator, built-in wardrobe.

#### Shower Room

Shower cubicle, hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, tiled splashback.

#### Outside Front

Front garden laid to lawn, driveway providing off-road parking laid to shingle, outside light, wooden fence to perimeter, gated access to rear garden.

#### Garage

**12'7" (3.84m) x 21'8" (6.6m)**  
Larger than average garage, main up and over door to front, UPVC double glazed entrance door opening to rear

garden, UPVC double glazed window to rear, electric, power and light.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating C73 (Full copy available on request)

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

- Spacious, Detached Bungalow
- Three Bedrooms
- En Suite Shower Room
- Energy Efficiency Rating C73
- Kitchen/Breakfast Room & Utility
- Garage, Gardens & Parking
- Gas Central Heating
- 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.

