



**Langmere Road, Watton Thetford IP25 6LG**



**welcome to**

## **Langmere Road, Watton Thetford**

>> NO ONWARD CHAIN - Offered for sale with no onward chain is this delightful two bedroom detached bungalow set on a generous plot, boasting front and rear gardens and driveway. Internally accommodation boasts a generous kitchen/diner and lounge.

### **The Accommodation**

UPVC external entrance door opening to:

#### **Entrance Hall**

Laminate flooring, storage cupboards, radiator.

#### **Kitchen / Diner**

10' 4" x 9' 9" ( 3.15m x 2.97m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, integral dishwasher, plumbing for washing machine, inset stainless steel sink and drainer with mixer tap over, space for cooker, extractor hood over, breakfast bar, laminate flooring, UPVC double glazed window to side, UPVC external part glazed entrance door to side.

#### **Lounge**

16' 6" x 11' 10" ( 5.03m x 3.61m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

#### **Conservatory**

13' 6" x 9' ( 4.11m x 2.74m )

Of UPVC double glazed construction, tiled flooring, patio doors opening to rear garden.

#### **Bedroom 1**

13' 2" x 9' 4" ( 4.01m x 2.84m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

#### **Bedroom 2**

10' 5" x 10' 2" ( 3.17m x 3.10m )

Carpet flooring, radiator, patio doors opening to conservatory.

#### **Bathroom**

Fully tiled suite comprising panel bath with fitted

shower over, low level w.c, hand wash basin, UPVC double glazed obscured window to front aspect.

#### **Outside**

To the front of the property, a twin track driveway leads up to the property providing parking for multiple vehicles. A front garden, which is mainly laid to lawn, is decorated with shrubs.

To the rear, a spacious rear garden is mainly laid to lawn with a patio seating area, storage shed and provides space to add a garage or carport (STPP).

#### **Location**

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.





***view this property online*** [williamhbrown.co.uk/Property/WAT107990](http://williamhbrown.co.uk/Property/WAT107990)



**welcome to**

## **Langmere Road, Watton Thetford**

- Two bedroom detached bungalow
- Set on a generous plot, within close proximity to local amenities
- NO ONWARD CHAIN
- Front and rear gardens
- Driveway providing parking for several vehicles

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [williamhbrown.co.uk/Property/WAT107990](http://williamhbrown.co.uk/Property/WAT107990)



Property Ref:  
WAT107990 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01953 881951**



[Watton@williamhbrown.co.uk](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)