



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

**welcome to**

## **Langmere Road, Watton Thetford**

> > VENDORS HAVE FOUND! A two bedroom detached bungalow located in the market town of Watton. Boasting two double bedrooms, log burner, spacious lounge, modern fitted kitchen, off-road parking, fully enclosed garden and more!

### **The Accommodation**

UPVC external entrance door opening to:

#### **Entrance Porch**

Carpet flooring, UPVC double glazed window to front aspect.

#### **Entrance Hall**

Carpet flooring, radiator, airing cupboard.

#### **Lounge**

18' 2" x 16' 10" ( 5.54m x 5.13m )

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

#### **Kitchen**

10' x 8' 11" ( 3.05m x 2.72m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, space for appliances, extractor fan, UPVC double glazed windows to side aspect.

#### **Bedroom 1**

13' 3" x 10' 10" ( 4.04m x 3.30m )

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

#### **Bedroom 2**

8' 11" x 8' 1" ( 2.72m x 2.46m )

Laminate flooring, radiator, UPVC double glazed patio doors to rear aspect.

#### **Outside**

To the front of the property, a landscaped front garden is mainly laid to lawn, with a shingle driveway providing parking for multiple vehicles. To the rear, a fully enclosed garden is mainly laid to lawn with patio seating area and is decorated with mature shrubs.

### **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.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.





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## Langmere Road, Watton Thetford

- Two bedroom detached bungalow
- Immaculately presented throughout
- Gas-fired central heating
- UPVC double glazed windows
- Log Burner

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
WAT108506 - 0003

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