



**Watton Road, Little Cressingham Thetford IP25 6ND**

**welcome to**

**Watton Road, Little Cressingham Thetford**

> > GARAGE! A three-bedroom detached bungalow, located within the rural village of Little Cressingham. This fabulous home boasts a driveway, garage, three bedrooms, oil-fired central heating, UPVC double glazed windows and much more!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

Doors to lounge and utility.

### Lounge

19' 6" x 11' 9" ( 5.94m x 3.58m )

UPVC double glazed front window, fire place with surround and hearth, radiator, door to inner hallway.

### Inner Hallway

Airing cupboard, doors to:

### Kitchen

19' 6" x 9' 3" ( 5.94m x 2.82m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in eye-line double oven, electric hob with cooker hood over, built in dishwasher, built in fridge freezer, tiled splashbacks, breakfast bar, tiled flooring, radiator, pantry, UPVC double glazed rear window and UPVC double glazed patio door to conservatory, door to utility.

### Utility

8' 7" x 5' 4" ( 2.62m x 1.63m )

Fitted with a base and wall units, work surfaces, sink unit and drainer, plumbing for washing machine, tiled flooring, radiator, UPVC double glazed rear window and door and door to garage.

### Conservatory

13' 2" x 11' 1" ( 4.01m x 3.38m )

UPVC double glazed rear and side windows, UPVC double glazed French doors to the rear garden, tiled flooring, two radiators.

### Bedroom One

12' 4" x 11' 11" ( 3.76m x 3.63m )

UPVC double glazed front window, fitted wardrobes, radiator.

### Bedroom Two

12' x 8' ( 3.66m x 2.44m )

UPVC double glazed rear window, built in wardrobe, radiator.

### Bedroom Three

8' 7" x 7' 11" ( 2.62m x 2.41m )

UPVC double glazed front window, radiator.

### Shower Room

Fitted with a two piece suite comprising shower cubicle, wash hand basin, tiling, radiator, UPVC double glazed rear window.

### Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled splashback, UPVC double glazed rear window.

### Outside

To the front of the property there is a lawned garden with mature shrubs with a shingled driveway which leads to the garage which has an up and over front door, power, light and UPVC double glazed rear window. To the rear of the property there is a well-presented rear garden mainly laid to lawn with a patio, mature shrubs and trees.

### Location

Little Cressingham is a small, picturesque village nestled in the rural heart of Norfolk, England. Situated near the edge of the Breckland district, it offers a tranquil countryside setting with vast open fields, scattered woodlands, and gently rolling hills. The village is known for its historic charm, with a mix of traditional brick and flint cottages, farmhouses, and narrow, winding lanes lined with hedgerows. One of the key landmarks is the 14th-century All Saints' Church, renowned for its round tower and peaceful churchyard. Nearby, the River Wissey flows through the landscape, adding to the village's serene atmosphere. Little Cressingham is surrounded by nature, including heathland and farmland, making it a quiet retreat with rich historical roots and a strong connection to the rural Norfolk landscape.



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## Watton Road, Little Cressingham Thetford

- No Onward Chain
- Three Bedroom Detached Bungalow
- Garage & Driveway
- Oil Fired Central Heating
- UPVC Double Glazed Windows

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



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

# £300,000



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Property Ref:  
WAT108557 - 0004

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