



The Gallops, Watton, Thetford, IP25 6YL

Very well presented, modern semi-detached two bedroom house built by the much respected Abel Homes in Watton. This fantastic property was built with energy efficiency in mind and offers triple glazed windows, PV solar panels, en-suite shower room, kitchen with integrated appliances and much more...

Price £220,000 Freehold



Situated on a popular development in Watton, Longsons are delighted to bring to the market this very well presented, modern semi-detached two bedroom house. This fantastic property was built by the much respected Abel Homes with energy efficiency in mind and offers triple glazed windows, PV solar panels helping with those utility bills, en-suite shower room, low maintenance gardens, parking, garage and gas central heating.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, two bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and triple glazed windows.

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.

Cloakroom

Hand wash basin, WC, tiles to floor, radiator, extractor fan.

Lounge

15'10" (4.83m) x 8'10" (2.69m)
UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side, radiator.

Kitchen

16'10" (5.13m) x 8'10" (2.69m)
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, integrated Bosch hob with extractor hood over, integrated fridge/freezer, integrated Bosch dishwasher, space and plumbing for washing machine, tiles to floor, UPVC triple glazed window to front, radiator.

Stairs and Landing

Built-in storage cupboard, UPVC triple glazed window to side, loft access.

Bedroom One

14'1" (4.29m) x 11'9" (3.58m)
UPVC triple glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, hand wash basin, WC, towel radiator, extractor fan, obscure glass UPVC triple glazed window to rear.

Bedroom Two

11'3" (3.43m) x 8'6" (2.59m)
UPVC triple glazed window to front, radiator.

Bathroom

Suite comprising bath with mixer tap, separate hand shower attachment and shower curtain, hand wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to front.

Outside Front

Small low maintenance front garden laid to decorative chippings, shrubs and plants, outside light, driveway providing side by side off-road parking, gated access to rear garden.

Garage

19'10" (6.05m) x 9'3" (2.82m)
Main up and over door to front, entrance door opening to rear garden, electric power and light.

Rear Garden

Low maintenance rear garden laid to artificial grass, paved patio seating area, outside light, outside tap, shrubs and plants to beds borders, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating B84 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Very Well Presented Abel Home
- Two Double Bedrooms
- Triple Glazing and PV Solar Panels
- Energy Efficiency Rating A98
- Cloakroom, Family Bathroom and En-suite
- Garage, Gardens and Parking

