



Vicarage Walk, Watton, Thetford, IP25 6PH

Well presented two bedroom detached bungalow situated in Watton. The property has lots to offer including living room, kitchen, conservatory, front and rear gardens, driveway, garage, gas central heating and UPVC double glazing throughout.

Price £230,000 Freehold



Conservatory 21'8" (6.6m) x 9'2" (2.79m)

UPVC double glazed windows to rear and side, UPVC double glazed French doors to rear garden, additional UPVC double glazed door to rear garden, access to bedroom one and kitchen, radiator.

Garage 16'11" (5.16m) x 8'4" (2.54m)

Motorised roller door, space for tumble dryer, additional power and lighting.

Front of Property

Laid to lawn, concrete slabbed driveway providing ample off-road parking, car port to side of property, outside lighting, outside tap, fencing to perimeter, composite entrance door.

Rear Garden

Concrete slabs, established plants and shrubs to beds, fencing to perimeter, additional area laid to shingle, sheltered outside seating area, outside lighting.

Agent's Note

EPC rating D67 (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.

- Two Bedrooms
- Conservatory
- Garden with Covered Seating Area
- Energy Efficiency Rating D67
- Garage and Driveway
- Gas Central Heating and UPVC Double Glazing

Situated on a quiet development in the market town of Watton, Longsons are delighted to bring to the market this well presented two bedroom detached bungalow. The property has lots to offer including living room, kitchen, conservatory, wet room, front and rear gardens, driveway, garage, gas central heating and UPVC double glazing throughout.

Briefly the property offers side passage, entrance hall, two bedrooms, wet room, living room, kitchen, conservatory, garage, driveway, front and rear 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Side Passageway

Access to garage, rear garden and entrance hall, radiator, tiles to floor.

Entrance Hall

Loft access, radiator, airing cupboard and additional storage cupboard.

Living Room

19'10" (6.05m) x 11'2" (3.4m)

Inset feature fireplace, radiator, UPVC double glazed window to front.

Kitchen

11'11" (3.63m) x 9'2" (2.79m)

Tiles to floor, fitted cabinets to floor and wall with red quartz worktop over, tiled splashback, space for upright

fridge/freezer, space for Rangemaster cooker and extractor hood over, space and plumbing for washing machine, inset stainless steel one and a half bowl sink unit with mixer tap, breakfast bar, UPVC double glazed window and door to conservatory, built-in storage cupboard housing gas boiler.

Bedroom One

11'9" (3.58m) x 10'6" (3.2m)

Radiator, built-in wardrobe space, UPVC double glazed sliding door to conservatory.

Bedroom Two

8'7" (2.62m) x 8'5" (2.57m)

Radiator, built-in wardrobe space, UPVC double glazed window to front and side.

Wet Room

Tiles to walls, pressure shower with hand held attachment, obscured glass dividing wall, WC, hand washbasin with fitted cabinet beneath, chrome towel radiator, extractor fan, obscured UPVC double glazed window to side.

