



**35 Wayland Avenue, Watton, Thetford, IP25 6LD**

**CHAIN FREE!**

Well presented, detached bungalow situated on a popular development in Watton. The property offers two bedrooms, conservatory, gardens, parking, gas central heating and UPVC double glazing. Viewing highly recommended!

**Offers in Excess of £220,000 Freehold**



### Bathroom

Bathroom suite comprising bath with shower over, wash basin, WC, radiator, extractor fan, obscure glass UPVC double glazed window to rear, tiled splashback.

### Outside Front

Front garden laid to lawn, driveway providing off road parking for several vehicles laid to shingle, outside light, hedge to perimeter, gated access to rear garden.

### Rear Garden

Rear garden laid to lawn, two fruit trees, wooden fence to perimeter, outside light, gated access to front.

### Agents Notes

EPC rating D59 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Bungalow
- Popular Development
- Conservatory
- Energy Efficiency Rating D59
- Gardens & Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

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.

Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this well presented, detached two bedroom bungalow. The property offers conservatory, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended!

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, gardens, parking, 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; Thetford 15 miles; Norwich 23 miles.

### Entrance Hall

UPVC double glazed entrance door to front, loft access, radiator.

### Lounge

**13'5" (4.09m) x 11'5" (3.48m)**

UPVC double glazed windows to front and side, radiator.

### Kitchen

**11'10" (3.61m) x 10'0" (3.05m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to rear, composite double glazed entrance door opening to conservatory, radiator.

### Conservatory

**11'2" (3.4m) x 7'5" (2.26m)**

Wooden lean-to style conservatory, entrance door opening to rear garden, electric power socket and light.

### Bedroom One

**10'8" (3.25m) x 11'2" (3.4m)**

UPVC double glazed window to front, radiator.

### Bedroom Two

**9'11" (3.02m) x 9'3" (2.82m)**

UPVC double glazed window to rear, radiator.

