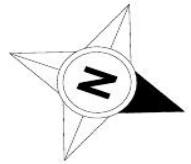
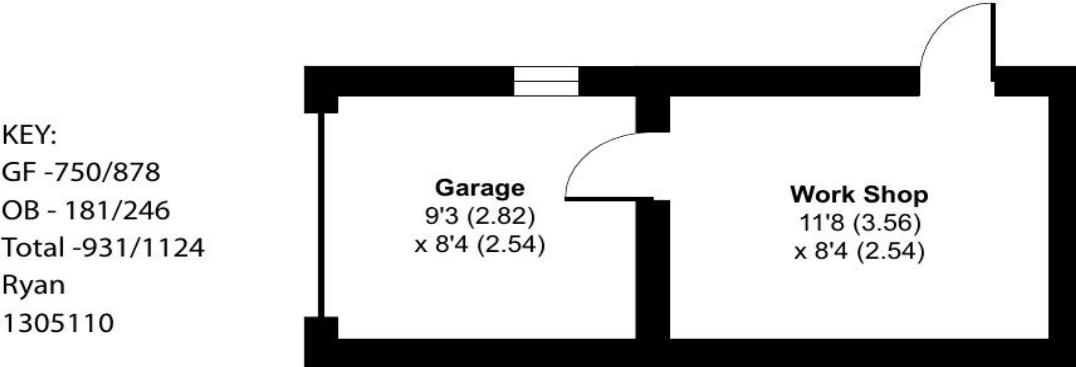


# Stokes Avenue, Watton, Thetford, IP25

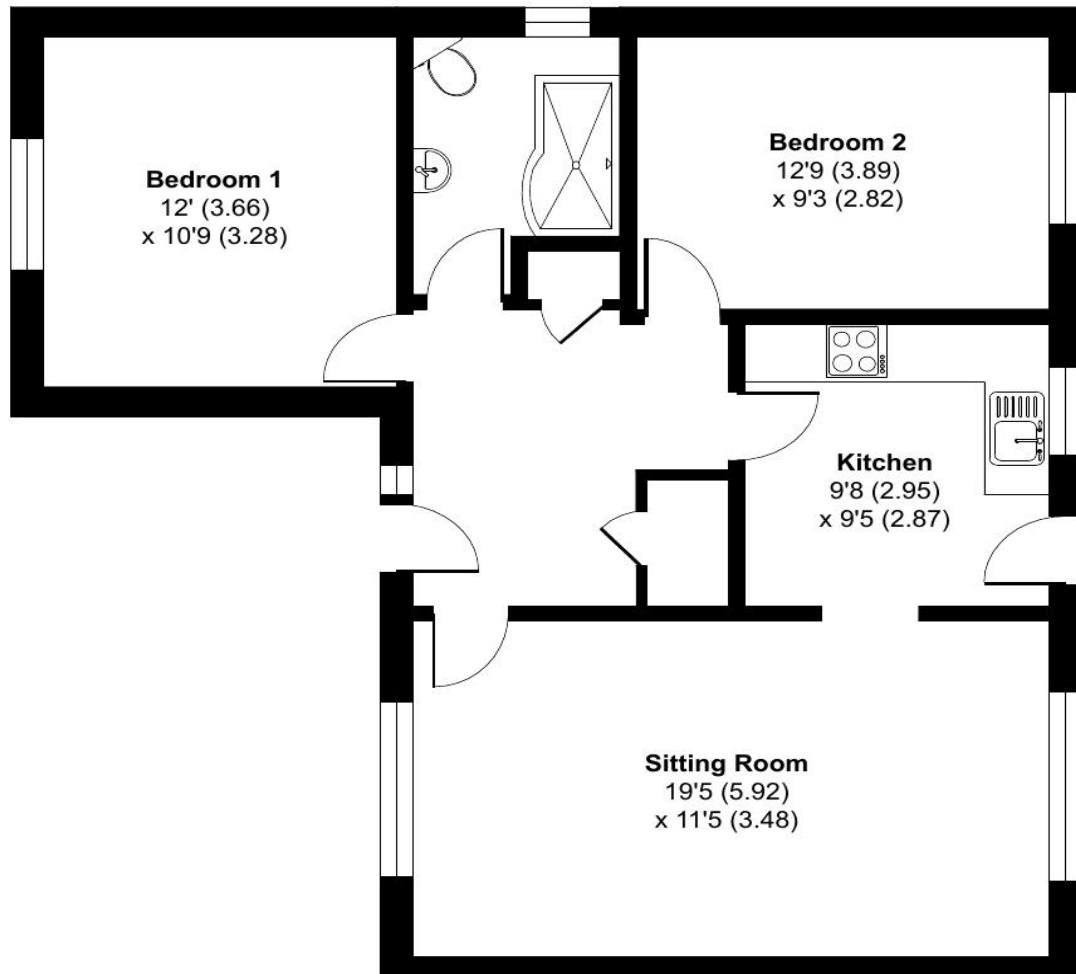


KEY:  
GF -750/878  
OB - 181/246  
Total -931/1124  
Ryan  
1305110

Approximate Area = 750 sq ft / 69.7 sq m  
Outbuilding = 181 sq ft / 16.8 sq m  
Total = 931 sq ft / 86.5 sq m  
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Longsons. REF: 1305110



© Longsons

## Stokes Avenue, Watton, Thetford, IP25 6LP

Very well presented, detached two bedroom bungalow situated in Watton. This spacious property offers garage, ample parking, double glazing and gas central heating. Viewing highly advised.

**Guide Price £230,00 - £240,000 Freehold**



Situated in Watton, Longsons are delighted to bring to the market this spacious, detached two bedroom bungalow. This well presented property offers living/dining room, gardens, garage, ample parking, double glazing and gas central heating.

Viewing highly advised.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, two double bedrooms, bathroom, gardens, garage, parking, gas central heating and double glazing.

**WATTON**  
Swaffham 10 miles; Thetford 15 miles;  
Norwich 23 miles  
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign

that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. 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.

#### Entrance Hall

Double glazed entrance door to front, built in storage cupboard, built in cupboard housing hot water cylinder, radiator, loft access.

#### Lounge/ Dining Room

**19'5" (5.92m) x 11'5" (3.48m)**  
Double glazed windows to front and rear, feature fireplace with inset electric fire, two radiators.

**LONGSONS**

#### Kitchen

**9'8" (2.95m) x 9'5" (2.87m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, double glazed entrance door to rear garden, double glazed window to rear, tiles to floor.

#### Bedroom One

**12'0" (3.66m) x 10'9" (3.28m)**

Double glazed window to front, radiator.

#### Bedroom Two

**12'9" (3.89m) x 9'3" (2.82m)**

Double glazed window to rear, radiator.

#### Bathroom

Bathroom suite comprising P-shaped bath with shower over and shower screen, wash basin, WC, tiled

splashback, obscure glass double glazed window to side, radiator.

#### Outside Front

Front garden laid to lawn, driveway providing ample off road parking laid to block paving, outside light, shrubs and plants to borders, wooden fence and hedge to perimeter.

#### Garage

Concrete panel construction, currently with partition wall dividing garage into two with garden studio to rear and workshop to front, electric lights and power.

#### Rear Garden

Rear garden laid to lawn, two wooden garden sheds, paved patio seating area, covered area directly to rear of bungalow, outside tap, outside light, wooden fence to perimeter.

#### Agents Note

EPC rating D61 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Double Bedrooms
- Living/ Dining Room
- Energy Efficiency Rating D61
- Garage & Ample Parking
- Well Maintained Gardens
- Gas Central Heating
- Double Glazing

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.

