



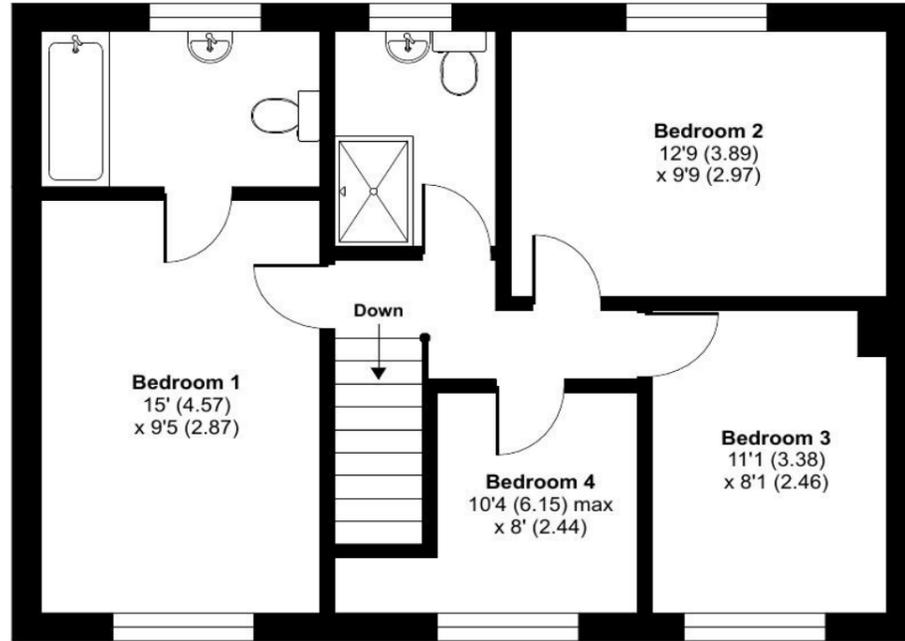
Blenheim Way, IP25

Approximate Area = 1060 sq ft / 98.5 sq m

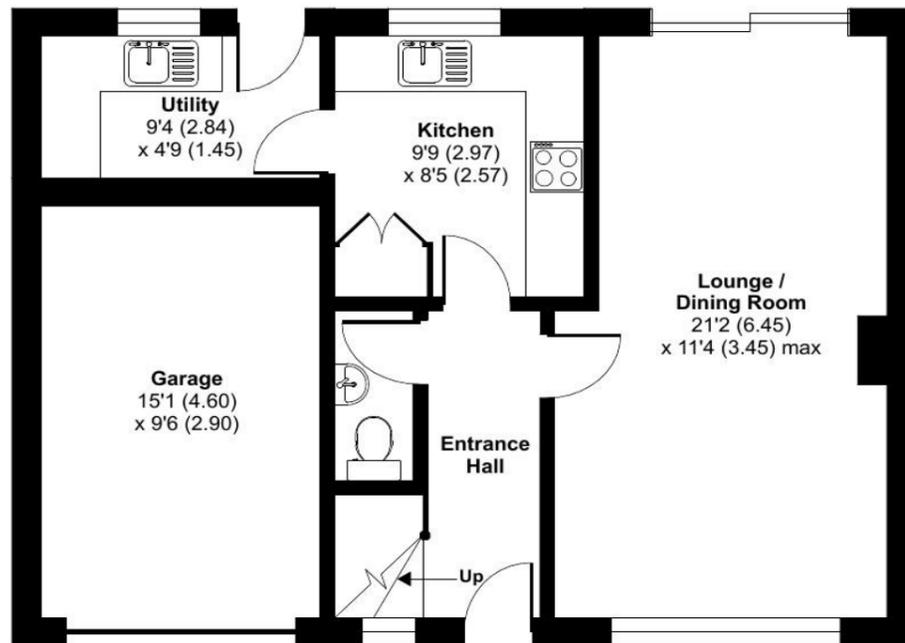
Garage = 143 sq ft / 13.3 sq m

Total = 1203 sq ft / 111.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



2 Blenheim Way, Watton, Thetford, IP25 6XS

Well presented, detached four bedroom house situated in Watton. The property offers garage with remote control door, en-suite bathroom, modern replacement kitchen and utility room, cloakroom with WC, parking, gardens, gas central heating and UPVC double glazing. Viewing recommended.

Offers Over £290,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF:1235237



18 High Street, Watton, Thetford, IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



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Bedroom Two
12'9" (3.89m) x 9'9" (2.97m)

UPVC double glazed window to rear, radiator.

Bedroom Three
11'1" (3.38m) x 8'1" (2.46m)

UPVC double glazed window to front, radiator.

Bedroom Four
10'4" (3.15m) Max x 8'0" (2.44m)

UPVC double glazed window to front, radiator.

Family Shower Room

Double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin and WC both set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to rear.

Outside Front

Front garden laid to lawn, driveway providing off road parking laid to block paving, outside lights, gated access to rear garden.

Garage
15'1" (4.6m) x 9'6" (2.9m)

Remote control motorised main door to front, water tap, electric light and power

Rear Garden

Well maintained, enclosed rear garden laid to lawn, selection of shrubs, plants and ornamental trees to beds and borders, outside tap, outside light, wooden fence to perimeter, wooden garden shed, gated access to front.

Agent's Notes

EPC rating C69 (Full copy available on request)
Council tax band D (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.

- Detached Four Bedroom House
- Feature Fireplace to Lounge/Dining Room
- Utility Room
- Energy Efficiency Rating C69
- Cloakroom with WC
- En-suite Bathroom
- Garage and Off Road Parking
- Gardens
- UPVC Double Glazing
- Gas Central Heating

Situated in Watton, Longsons are delighted to bring to the market this well presented detached, four bedroom house. The property offers garage with remote control door, en-suite bathroom, parking, modern replacement kitchen and utility room, cloakroom with WC, gardens, feature fireplace to lounge, gas central heating and UPVC double glazing.

Briefly, the property offers, entrance hall, lounge/dining room, kitchen, utility room, cloakroom with WC, four bedrooms, en-suite bathroom to bedroom one, garage, gardens, parking, gas central heating and UPVC 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.

Entrance Hall

Composite double glazed entrance door to front, stairs to first floor, radiator.

Lounge/Dining Room
21'2" (6.45m) x 11'4" (3.45m)

UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to front, feature working fireplace, two radiators.

Kitchen
9'9" (2.97m) x 8'5" (2.57m)

Modern replacement kitchen with work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated gas hob with extractor hood over, integrated slimline dishwasher, integrated fridge/freezer, tiled splashback, extractor fan, UPVC double glazed window to rear.

Utility
9'4" (2.84m) x 4'9" (1.45m)

Fitted kitchen units to walls and floor with work surface over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated wine rack, UPVC double glazed entrance door to rear garden, UPVC double glazed window to rear, tiled splashback, radiator.

Cloakroom

Hand wash basin, concealed cistern WC, extractor fan.

Stairs and Landing

Loft access.

Bedroom One
15'0" (4.57m) x 9'5" (2.87m)

UPVC double glazed window to front, radiator, door to en-suite bathroom.

En-Suite Bathroom

Modern bathroom suite, comprising double ended bath with centrally mounted mixer tap and separate hand shower attachment, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, obscure glass UPVC double glazed window to rear, extractor fan.

