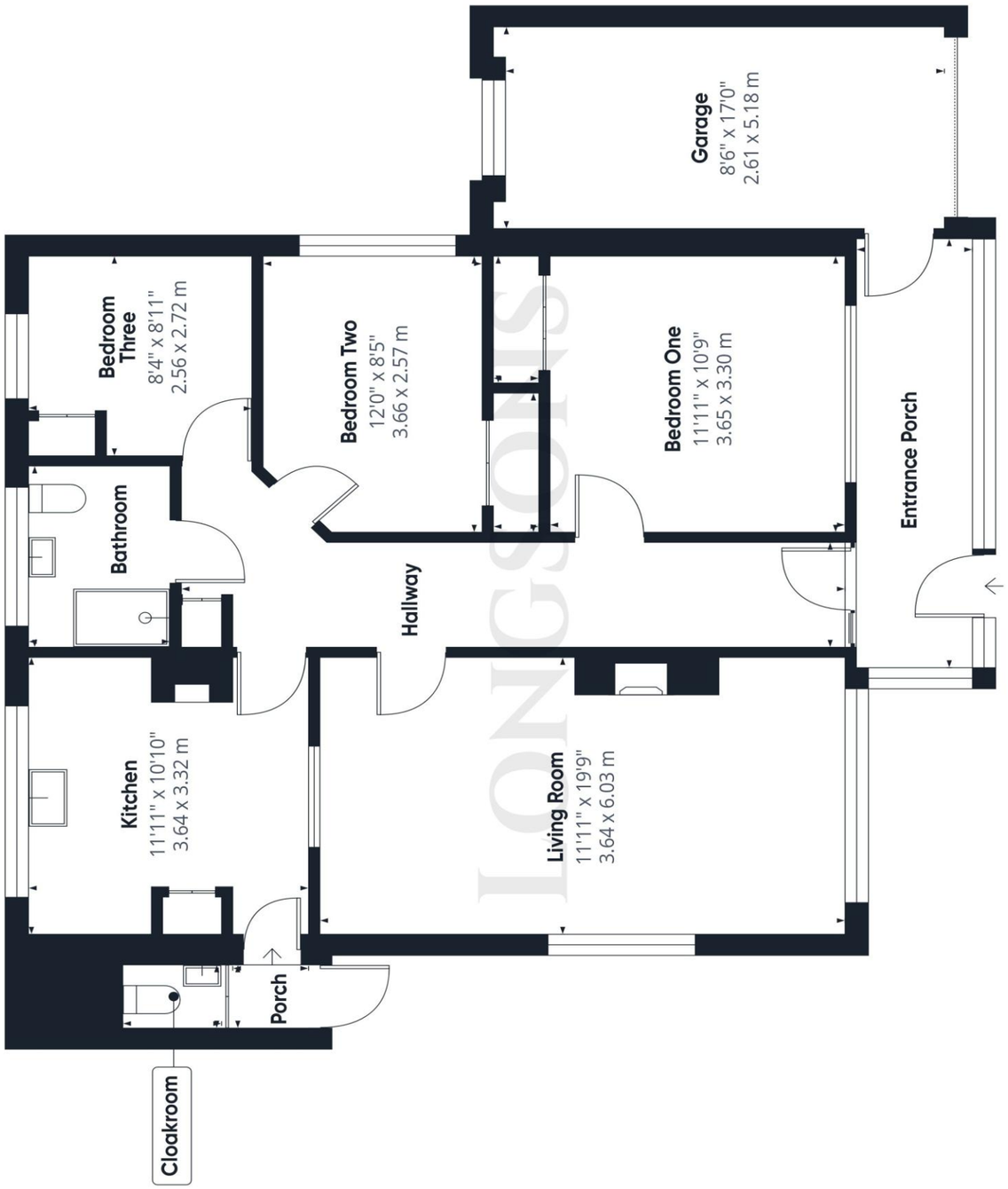

LONGSONS

Churchill Close, Watton IP25 6BB

Available CHAIN FREE!
Detached, three bedroom bungalow situated in a private location on a popular development within easy reach of Watton town centre. The property offers living room. kitchen, electric storage heating and UPVC double glazing throughout.

Price £260,000 Freehold

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

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

Situated on a quiet development in the popular market town of Watton, Longsons are delighted to bring to the market this three bedroom detached bungalow. The property has lots to offer including living room, kitchen, bathroom, garage, plenty of garden space, off-road parking, electric storage heating and UPVC double glazing throughout
.
Available CHAIN FREE!

Briefly the property offers entrance porch, hallway, living room, kitchen, side porch, cloakroom, airing cupboard, three bedrooms, bathroom, garage, front and rear gardens, driveway, electric storage heating and double glazing throughout

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.

Entrance Porch
UPVC double glazed entrance door, tiles to floor, UPVC double glazed window to front and side, personal door to garage, UPVC double glazed window to bedroom one,

Hallway
Loft access, airing cupboard housing hot water cylinder, electric storage heater.

Living Room
19'9" (6.02m) x 11'11" (3.63m)
UPVC double glazed window to front and side, electric storage heater, inset fireplace with tiled surround, obscure glazed window to kitchen.

Kitchen
11'11" (3.63m) x 10'10" (3.3m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, inset one bowl stainless steel sink with hot and cold taps and drainer, space and plumbing for washing machine and cooker with extractor hood over, built-in pantry, space for fridge/freezer, electric storage heater and double glazed window to rear, wooden entrance door to side.

Cloakroom
WC, hand washbasin..

Bedroom One
11'11" (3.63m) x 10'9" (3.28m)
Double glazed window to entrance porch, built-in wardrobe space, electric storage heater.

Bedroom Two
12'0" (3.66m) x 8'5" (2.57m)
Double glazed window to side, built-in wardrobe.

Bedroom Three
8'11" (2.72m) x 8'4" (2.54m)
Built-in wardrobe, double glazed window to rear.

Bathroom
Tiles to floor and wall, WC, hand washbasin, walk-in shower cubicle with power shower, chrome finish towel radiator, obscure double glazed window to rear.

Garage
17'0" (5.18m) x 8'6" (2.59m)
Up and over front door, wooden personal door to entrance porch, tap, power and lighting, UPVC double glazed window to rear.

Front Garden
Laid to lawn with established shrubs and trees to perimeter and beds, paved and shingle driveway, fencing to perimeter, side access to rear garden.

Rear Garden
Laid to lawn, paved walkway to edge of property, fencing to perimeter, established shrubs and trees throughout, concrete foundation with multiple bird coops.

Agent`s Note
EPC rating F30 (Full copy available on request).
Council tax band C (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.

- Three Bedroom Detached Bungalow
- Situated Close to Town Centre
- Front and Rear Gardens
- Energy Efficiency Rating F30
- Garage and Ample Off-road Parking
- Electric Storage Heating
- UPVC Double Glazing
- Offered Chain Free