



Merton Road, Watton, Thetford, IP25 6QY

No Onward Chain! Well presented 4 bedroom detached bungalow situated with open countryside to both front and rear on the outskirts of Watton. The property offers four generous sized bedrooms, living room, dining room, kitchen, double garage, plenty of garden space and oil-fired central heating.

Offers in the Region of £495,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Conveniently situated in the popular market town of Watton, Longsons are delighted to present to the market this well presented four bedroom detached bungalow. The property has lots to offer including living room, kitchen, dining room, conservatory, gardens to front and rear, plenty of off-road parking, double garage, oil-fired central heating and UPVC double glazing throughout.

Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers entrance door, hallway, bathroom, three downstairs bedrooms, en-suite shower room, dining room, living room, conservatory, kitchen, double garage, upstairs bedroom and WC, gardens to front and rear, far reaching countryside views, oil-fired central heating and UPVC 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 Hall
Composite entrance door, radiator, understairs storage cupboard, stairs to first floor, loft access.

Bathroom
Tiles to floor and wall, WC and hand wash basin set within fitted cabinet, obscure double glazed window to front, towel radiator, wall mounted extractor fan, bath with hand held shower attachment and shower over.

Living Room
24'3" (7.39m) x 13'3" (4.04m)
Electric fireplace, two radiators, UPVC double glazed French doors to conservatory, UPVC double glazed window to rear, access to kitchen.

Kitchen
21'2" (6.45m) x 13'4" (4.06m)
Tiles to floor, fitted cabinets to floor and wall with work surface over and tiled splashback, integrated fan oven with ceramic hob over and extractor hood, space and plumbing for dishwasher, inset stainless steel one and a half bowl sink unit, integrated under counter fridge, UPVC double glazed windows to front and side, UPVC double glazed entrance door to side of property, door to double garage, radiator.

Dining Room
12'4" (3.76m) x 10'9" (3.28m)
UPVC double glazed window to front, radiator.

Conservatory
11'9" (3.58m) x 9'1" (2.77m)
Radiator, UPVC double glazed window to side and rear, French doors leading to patio, ceiling mounted fan.

Bedroom One
12'11" (3.94m) x 11'3" (3.43m)
Fitted wardrobes, radiator, UPVC double glazed window to rear, door to en-suite shower room.

En-Suite Shower Room
Tiles to floor and wall, walk-in shower cubicle with glass screen, hand wash basin, WC, wall mounted extractor fan, obscure UPVC double glazed window to side, radiator,

Bedroom Two
17'1" (5.21m) x 11'7" (3.53m)
Fitted wardrobes, radiator, UPVC double glazed window to rear, vaulted ceilings providing far reaching countryside views,

First Floor WC
WC and hand wash basin set within fitted cabinet, tiled splashback, radiator, UPVC port hole window to front.

Bedroom Three
12'11" (3.94m) x 10'0" (3.05m)
Radiator, UPVC double glazed window to rear, walk-in wardrobe space.

Bedroom Four
11'3" (3.43m) x 10'0" (3.05m)
Radiator, UPVC double glazed window to front.

Double Garage
18'7" (5.66m) x 18'3" (5.56m)
Two motorised up and over front doors, obscure UPVC double glazed window to rear, wooden personal door to kitchen, additional UPVC double glazed window to side, oil boiler, space for washing machine, lights and power.

Front of Property
Laid to shingle providing ample space for parking, brickweave patio and walkway to rear garden, outside lighting, outside tap, access to double garage side patio area laid to gravel, established shrubs to perimeter, established plants and trees to beds throughout, access to oil tank, gated access to side of property.

Rear Garden
Laid to lawn with brickweave walkways, areas laid to shingle, established shrubs to perimeter, established plants, shrubs and trees throughout, multiple paved patio areas, gated access to front of property, French doors to conservatory, entrance door to kitchen, far reaching countryside views, outside tap and outside lighting.

Agent`s Note
EPC rating D61 (Full copy available on request).
Council tax band E (Own enquiries should be made via Breckland District Council).

Agent's Note 2
We have been made aware that planning has been submitted for the field to the front and rear of the property. Any more information can be found out via the Breckland website.

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.

- Well Presented Detached Bungalow
- Four Generous Sized Bedrooms
- Conservatory and Gardens
- Energy Efficiency Rating D61
- Double Garage and Ample Off-road Parking
- Oil-Fired Central Heating and UPVC Double Glazing







