

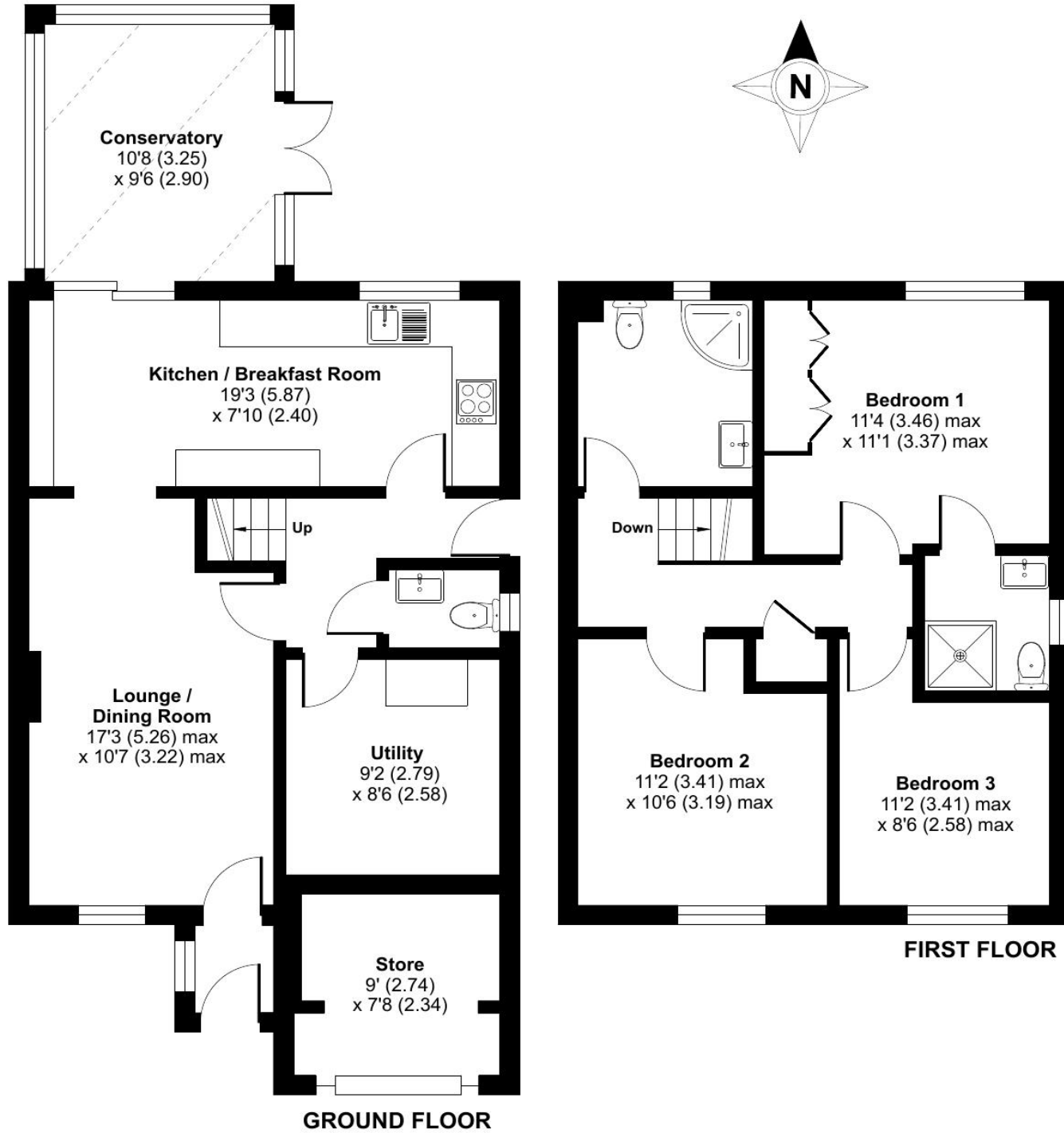
Hunters Oak, Watton, Thetford, IP25

Approximate Area = 1113 sq ft / 103.4 sq m

Store = 65 sq ft / 6 sq m

Total = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



Hunters Oak, Watton, Thetford, IP25 6HL

Very well presented, detached three bedroom house situated on a popular development in Watton. The property offers well presented low maintenance gardens, garage converted to utility area at the rear, conservatory, log burner, parking, gas central heating and UPVC double glazing.

Viewing advised!

Guide Price £270,000 - £280,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Longsons. REF: 1318816



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Shower Room

Double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to rear.

Garage/Store
9'0" (2.74m) x 7'8" (2.34m)

Remote controlled motorised roller door to front, garage divided into two with partition wall in the middle, rear of garage set up as a utility room with the front area used as storage, converting back to garage should be straightforward with removal of the partition wall.

Outside Front

Low maintenance front garden laid to artificial grass, shrubs to borders, driveway laid to block paving offering side by side off road parking, outside light, gated access to rear garden.

Rear Garden

Low maintenance well presented enclosed rear garden laid to artificial grass, paved patio seating area, brick built pizza oven, brick built BBQ station, raised flower beds, outside tap,

wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D63 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- Energy Efficiency Rating D63
- Conservatory & Utility Room
- Low Maintenance Gardens
- Side by Side Parking
- Popular Location
- Log Burning Stove
- UPVC 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.

Situated on a popular development in Watton, Longsons are delighted to bring to the market, this very well presented, detached three bedroom house. The property offers well presented low maintenance gardens, garage converted to utility area at the rear and storage area to the front, conservatory, log burning stove, parking, gas central heating and UPVC double glazing.

fridge/freezer, integrated electric oven and induction hob with extractor hood over, integrated dishwasher, breakfast bar, double glazed sliding patio doors opening to conservatory, UPVC double glazed window to rear, tiled splashback, two radiators.

Side Hall

Stairs to first floor, double glazed entrance door opening to side, radiator.

Entrance Porch

UPVC double glazed entrance door to front, UPVC double glazed window to side.

Lounge/Dining Room
17'3" (5.26m) Max x 10'7" (3.23m) Max

Log burning stove, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room
19'3" (5.87m) x 7'10" (2.39m)

Fitted kitchen unit to wall and floor, wooden worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated

Utility Room
9'2" (2.79m) x 8'6" (2.59m)

Space and plumbing for washing machine, space for tumble dryer, space for storage.

Cloakroom

Hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side.

Conservatory
10'8" (3.25m) x 9'6" (2.9m)

Modern UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, electric power and light.

Stairs & Landing

Built in cupboard housing hot water cylinder, loft access.

Bedroom One
11'4" (3.45m) Max x 11'1" (3.38m) Max

Built in wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side, tiled splashback, radiator, extractor fan.

Bedroom Two
11'2" (3.4m) Max x 10'6" (3.2m) Max

UPVC double glazed window to front, radiator.

Bedroom Three
11'2" (3.4m) Max x 8'6" (2.59m) Max

UPVC double glazed window to front, radiator.

