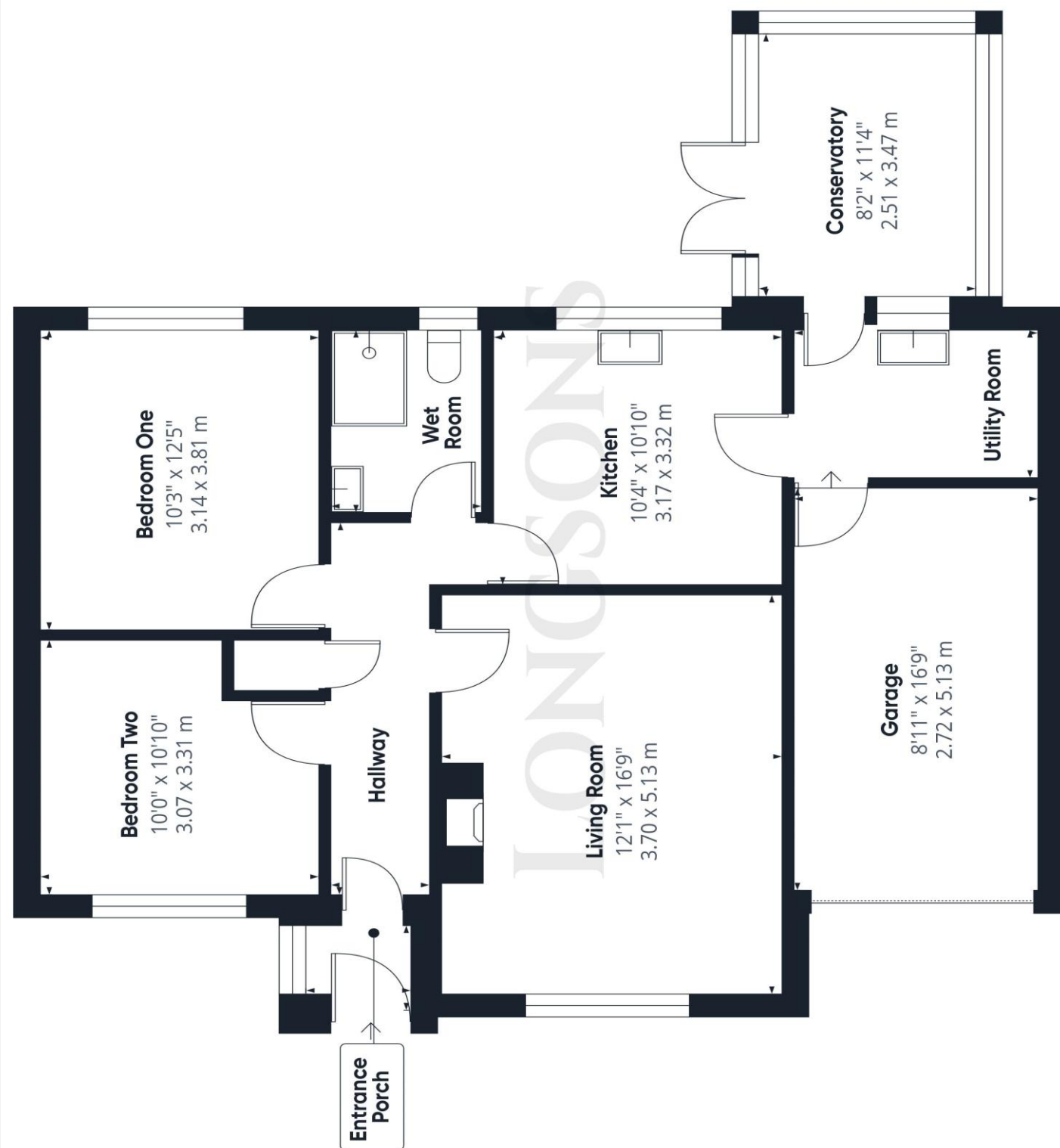




Woodpecker Drive, Watton, Thetford, IP25 6TW

Well presented, spacious, two bedroom detached bungalow situated on a popular development in Watton. The property offers living room, kitchen, conservatory, garage, wet room/shower room, off-road parking and gardens.

Price £260,000 Freehold



Bedroom Two
10'10" (3.3m) x 10'0" (3.05m)
Radiator, UPVC double glazed windows to front.

Shower Room/Wet Room
Hand washbasin, WC, shower, extractor fan, radiator and obscure UPVC double glazed window to rear.

Conservatory
11'4" (3.45m) x 8'2" (2.49m)
Vinyl to flooring, UPVC double glazed windows all round, UPVC double glazed French doors to rear garden.

Garage
16'9" (5.11m) x 8'11" (2.72m)
Up and over front door, loft access, lighting and power, wall mounted gas boiler.

Front of Property
Mainly laid to lawn, established shrubs and trees throughout, additional paved driveway, additional shingle driveway, outside lighting.

Side of Property
Laid to lawn.

Rear Garden.
Enclosed rear garden laid to lawn with established shrubs and trees throughout, garden wall and wooden fencing to perimeter, additional paved area, paved walkway to gated access to front of property, outside lighting, outside tap.

Agent's Note
EPC rating .. (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.

- Two Bedroom Detached Bungalow
- Popular Market Town Location
- Conservatory and Gardens
- Energy Efficiency Rating
- Garage and Off-road Parking
- Gas Central Heating and UPVC Double Glazing

Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this spacious, well presented two bedroom detached bungalow. The property offers two bedrooms, lounge, wet room/shower room, kitchen, utility room, conservatory, integral garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, hall, lounge, kitchen, utility room, bathroom, two bedrooms, conservatory, garage, gardens to front, side and rear, off-road parking, gas central heating and UPVC double glazing.

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
Obscure UPVC double glazed entrance door, obscure UPVC double glazed window to side, entrance door to hallway.

Hallway
Radiator, airing cupboard housing hot water cylinder, loft access.

Living Room
16'9" (5.11m) x 12'1" (3.68m)
Radiator, UPVC double glazed window to front, gas fireplace.

Kitchen
10'10" (3.3m) x 10'4" (3.15m)
Fitted cabinets to floor and wall, worktop over, tiled splashback, space for electric cooker with extractor hood over, sink unit with mixer tap and integrated drainer, UPVC double glazed window to rear, space for upright fridge/freezer, radiator, door to utility room.

Utility Room
9'0" (2.74m) x 6'5" (1.96m)
Fitted cabinets to floor and wall with worktop over and tiled splashback, space and plumbing for washing machine, inset stainless steel sink unit, radiator, UPVC double glazed window to conservatory, obscure UPVC double glazed door to conservatory, personal door to integral garage.

Bedroom One
12'5" (3.78m) x 10'3" (3.12m)
Radiator, UPVC double glazed window to rear.

