



## Swaffham Road, Watton, Thetford, IP25 6LA

Extremely well presented, modern semi-detached three bedroom house situated just on the outskirts of Watton. This fantastic property offers garage, parking, cloak room with WC, kitchen/dining room, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Offers in Excess of £250,000 Freehold**





Situated just on the outskirts of Watton, Longsons are delighted to bring to the market this extremely well presented, semi detached three bedroom house. This superb property offers garage, parking, gardens, cloakroom with WC, kitchen/dining room, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloak room with WC, three bedrooms, shower room, garage, gardens, 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; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

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

#### Lounge

**16'5" (5m) x 11'11" (3.63m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, under stairs storage cupboard, radiator.

#### Kitchen/Dining Room

**15'5" (4.7m) x 8'7" (2.62m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over,

space and plumbing for washing machine, space for large American style fridge/freezer, UPVC double glazed entrance door open into side garden, UPVC double glazed window to front, radiator.

#### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

#### Stairs and Landing

#### Bedroom One

**14'1" (4.29m) To Wardrobe x 8'11" (2.72m)**

Two built in wardrobes, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**13'1" (3.99m) x 8'8" (2.64m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**9'6" (2.9m) Max x 7'4" (2.24m) Max**

UPVC double glazed window to front, radiator.

#### Shower Room

Large walk-in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side.

#### Outside Front

Low maintenance front garden laid to coloured slate chippings, path to front door, outside light, driveway providing access to garage and off-road parking for two vehicles.

#### Rear Garden

A well maintained enclosed rear garden laid to lawn, three paved patio seating areas one with fixed gazebo over for covered seating, selection of shrubs and plants to beds and borders, outside tap, outside lighting, wooden fence to perimeter, gated access to rear parking area.

#### Garage

Main up and over remote control motorised main door to front, entrance door opening to rear garden.

#### Agent's Notes

EPC rating B84 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

- Modern Semi-Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating B84
- Cloakroom and Shower Room
- Garage, Parking and Gardens
- Gas Central Heating and 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.

