



Wessingham Road, Watton, Thetford, IP25 6YY

Extremely well presented, immaculate, detached, spacious three bedroom house situated on a popular development on the outskirts of Watton. This fantastic property offers en-suite shower room, kitchen/dining room, private driveway, gardens, gas central heating and UPVC double glazing.

Offers in Excess of £300,000 Freehold





Bedroom Three
10'10" (3.3m) x 7'4" (2.24m)

UPVC double glazed window to side, radiator.

Bathroom
7'0" (2.13m) x 6'3" (1.91m)

Suite comprising bath with mixer tap, hand washbasin, WC, obscure glass UPVC double glazed window to front, radiator, extractor fan.

Outside Front

Low maintenance front garden laid to coloured slate chippings with lawned area to side and laurel hedging to perimeter, driveway laid to block paving, external electric power sockets, external lighting.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, additional wooden storage shed, plants and shrubs to borders, outside tap, outside lighting, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating B 84 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Maintenance Charge £144.17 approximately per annum and as You

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 Bedrooms
- Popular Development on Outskirts of Market Town
- Kitchen/Dining Room
- Energy Efficiency Rating B84
- Gardens and Parking
- En-suite Shower Room

Situated on the outskirts of Watton, Longsons are delighted to bring to the market this immaculate, extremely well presented spacious detached three bedroom house. This fantastic property offers en-suite shower room, kitchen/dining room, cloakroom with WC, private driveway, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, parking, gardens, 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 Hall

Composite entrance door to front, large built-in storage cupboard with double doors, stairs to first floor, radiator.

Lounge

17'10" (5.44m) x 10'8" (3.25m)

UPVC double glazed window to front and side, radiator.

Kitchen/Dining Room

17'10" (5.44m) x 9'6" (2.9m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space

for tall upright fridge/freezer, UPVC double French doors opening to rear garden, UPVC double glazed window to front and side.

Cloakroom

Hand washbasin, WC, radiator, extractor fan.

Stairs and Landing

Loft access.

Bedroom One

12'11" (3.94m) x 10'11" (3.33m)

UPVC double glazed window to side, radiator, door to en-suite shower room.

En-Suite Shower Room

Large shower cubicle, hand washbasin, WC, obscure glass UPVC double glazed window to front, radiator, extractor fan.

Bedroom Two

10'11" (3.33m) x 10'5" (3.18m)

Fitted wardrobes, UPVC double glazed windows to front and side, radiator.

