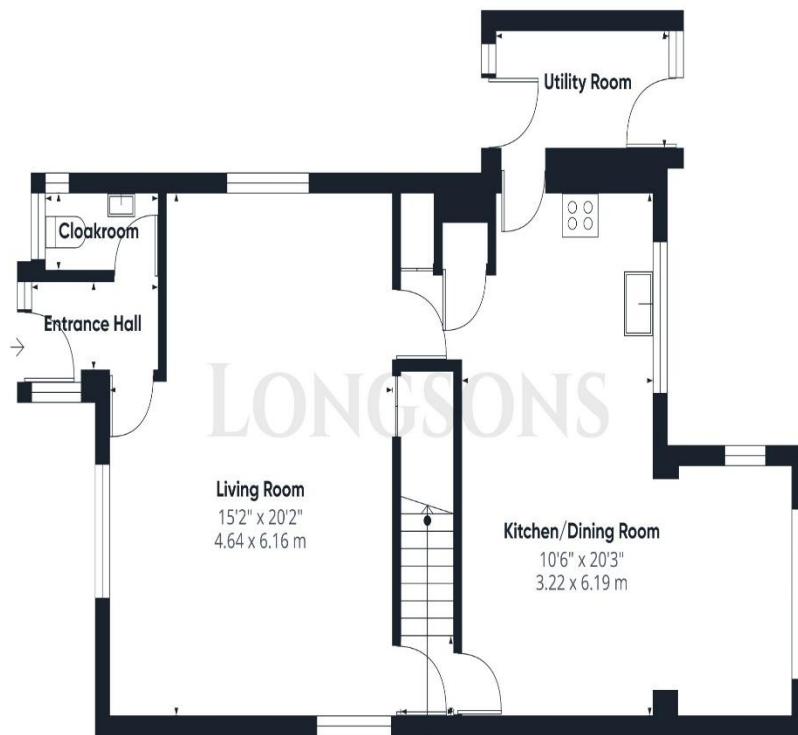
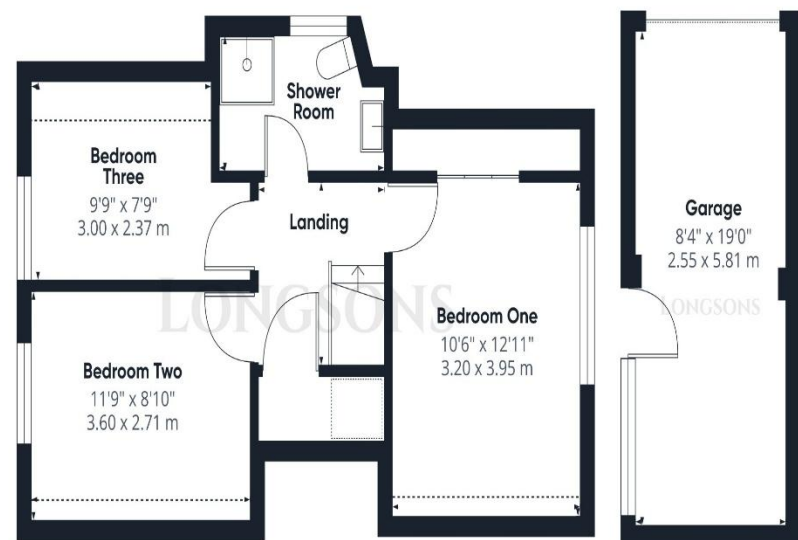




Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2



Victoria Court, Watton, Thetford, IP25 6BU

Well presented three bedroom detached chalet style house situated in a quiet cul de sac position in Watton. The property offers generously sized living room, open plan kitchen/dining room, rear garden, garage, oil-fired central heating and UPVC double glazing throughout.

Offers in Excess of £250,000 Freehold





Situated in the market town of Watton, Longsons are delighted to bring to the market this well presented three bedroom detached chalet style house. The property offers a generously sized living room, open plan kitchen/dining room, rear garden, off-road parking, garage, oil-fired central heating and UPVC double glazing throughout.

Briefly the property offers entrance hall, cloakroom, living room, understairs storage cupboard, kitchen/dining room, integrate appliances, oil burner, utility room, three bedrooms, shower room, gardens to front and rear, off-road paring, garage, oil-fired 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, obscure UPVC double glazed windows to front and side, radiator.

Cloakroom

Tiles to floor and wall, WC, hand wash basin with fitted cabinet beneath, two obscured UPVC double glazed windows to front.

Living Room

20'2" (6.15m) x 15'2" (4.62m)

Radiator, UPVC double glazed French doors to side, UPVC double glazed windows to front and side, access to first floor stairs, understairs storage cupboard.

Kitchen/Dining Room

20'3" (6.17m) x 10'6" (3.2m)

Open plan, tiles to floor, fitted cabinets to floor and wall with laminate work surface over and tiled splashback, integrated ceramic hob with extractor hood over, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated

dishwasher, intergrated fridge, integrated fan oven and microwave, two storage cupboards one housing oil boiler, two radiators, UPVC double glazed sliding door to rear garden, UPVC double glazed windows to rear, access to first floor stairs, access to utility room.

Utility Room

Space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer, obscure UPVC double glazed entrance door to front, obscure UPVC double glazed entrance door to rear

First Floor Landing

Generously sized built-in storage cupboard, loft access.

Bedroom One

12'11" (3.94m) x 10'6" (3.2m)

Built-in wardrobe space, radiator, UPVC double glazed window to rear.

Bedroom Two

11'9" (3.58m) x 8'10" (2.69m)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'9" (2.97m) x 7'9" (2.36m)

Fitted desk to wall, radiator, UPVC double glazed window to front.

Shower Room

Tiles to floor and wall, concealed cistern WC, hand wash basin set within fitted cabinets, wall in corner shoer cubicle, bidet, chrome finish towel radiator, extractor fan, obscure UPVC double glazed window to side.

Front of Property

Laid to shingle with granite chippings to beds, established trees and shrubs to beds, brick driveway leading to garage, EV car charging port, brick walkway to front door, gated access to rear garden, outside lighting.

Rear Garden

Laid to lawn, established shrubs, wooden fencing and brick wall to perimeter, brick weave pathway leading to patio area, rear sliding door, access to utility room, gated access to front of property, established plants,

shrubs and trees to beds and pots throughout, outside lighting, outside tap, paved pathway leading to personnel door to garage, greenhouse and wooden garden shed, access to oil tank.

Garage

19'0" (5.79m) x 8'4" (2.54m)
Up and over front door, lighting and power, obscured UPVC double glazed door and window to side.

Agent's Note

EPC rating D55 (Full copy available on request).
Council tax band C (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.

- Three Bedrooms
- Well Presented Detached Chalet Style House
- Market Town Location
- Energy Efficiency Rating D55
- Garden, Garage and Off-road Parking
- Oil-fired Central Heating and UPVC Double Glazing

