

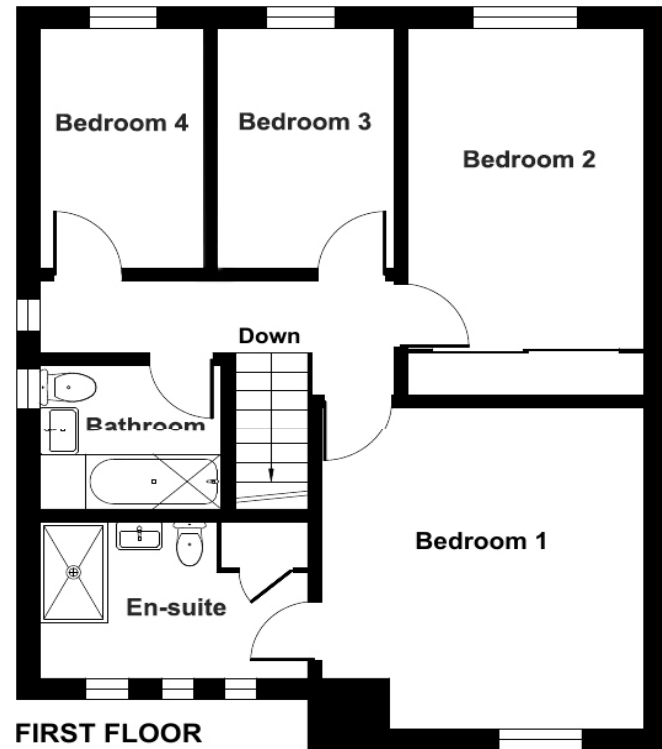
Hunters Oak, Thetford, IP25

Approximate Area = 1197 sq ft / 111.2 sq m

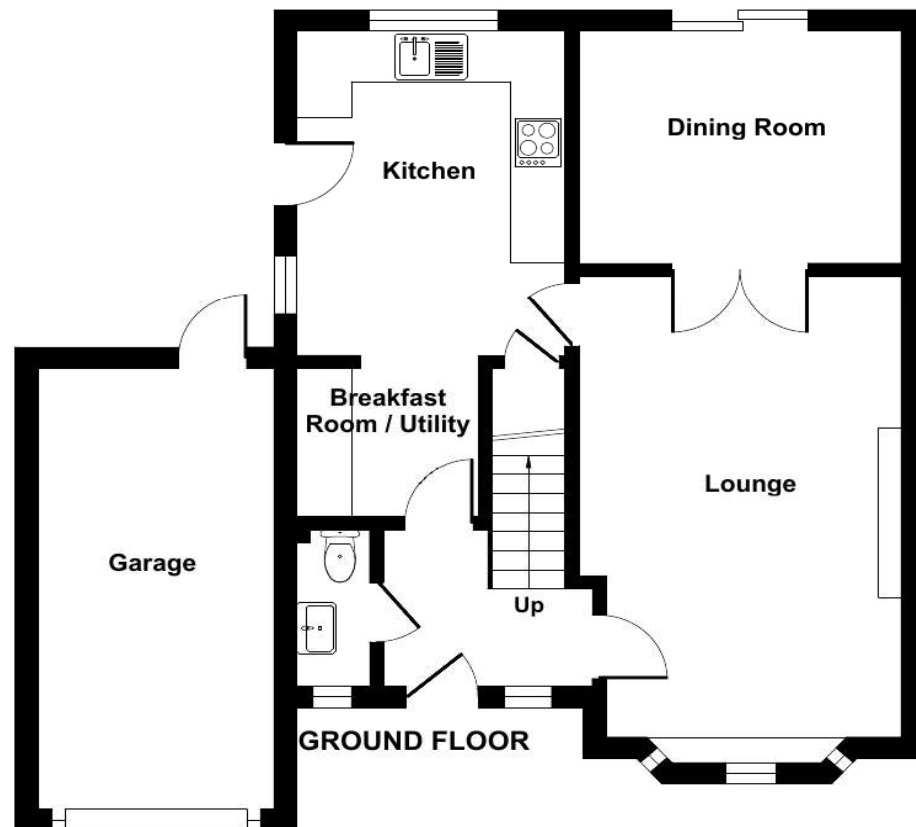
Garage = 150 sq ft / 13.9 sq m

Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1112169



Hunters Oak, Watton, Thetford, IP25 6HL

A well presented four bedroom detached house in the popular market town of Watton. The property offers two reception rooms, kitchen, utility/breakfast room, ground floor cloakroom, en-suite to bedroom one, garage, parking, UPVC double glazing and gas central heating.

Guide Price £280,000 - £290,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Bedroom One
12'10" (3.91m) x 11'8" (3.56m)
 UPVC double glazed window to front, radiator, door leading to en-suite shower room.

En-Suite Shower Room
 Double shower cubicle with electric shower over, wash basin, WC, storage cupboard, three obscure UPVC double glazed windows to front, radiator.

Bedroom Two
12'9" (3.89m) x 8'9" (2.67m)
 UPVC double glazed windows to rear, radiator.

Bedroom Three
6'3" (1.91m) x 9'7" (2.92m)
 UPVC double glazed window to rear, radiator.

Bedroom Four
6'3" (1.91m) x 9'7" (2.92m)
 UPVC double glazed window to rear, radiator.

Bathroom
 Panelled bath with shower over and shower screen, wash basin, WC, heated towel radiator, obscure UPVC double glazed window to side.

Garage
 Main up and over door to front aspect, UPVC double glazed door leading to rear garden.

Outside Front
 Driveway providing parking for several vehicles, established shrubs to border, gated access to the side to rear garden.

Rear Garden
 Fully enclosed rear garden mainly laid to lawn with shrubs and plants to beds and borders, paved patio area covered by a well established planted pagoda, paved pathway leading to the rear boundary, wooden fence to perimeter.

Agent's Note
 EPC rating D63 (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.

- Detached Four Bedrooms House
- Two Reception Rooms
- Ground Floor Cloakroom
- Energy Efficiency Rating D63
- En-Suite and Family Bathroom
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this four bedroom detached house. The property boasts, two reception rooms, ground floor cloakroom, utility/breakfast room, en-suite to bedroom one, fully enclosed rear garden, garage, driveway providing off road parking, UPVC double glazing and a recently fitted boiler providing gas central heating.

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.

Briefly the property offers; entrance hall, utility/breakfast room, kitchen, cloakroom, lounge, dining room, four bedrooms, en-suite to bedroom one, family bathroom, UPVC double glazing gas central heating, off road parking, garage and enclosed rear garden.

Entrance Hall
 UPVC double glazed entrance door with full length double glazed panel to side, ceramic tiles to floor, stairs to first floor, radiator.

Lounge
18'3" (5.56m) x 11'10" (3.61m)
 UPVC double glazed bay window to front aspect, electric fire with surround and hearth, radiator, glazed double doors opening to dining room.

Dining Room
11'10" (3.61m) x 9'2" (2.79m)
 UPVC double glazed sliding door to rear garden, radiator.

Kitchen
12'5" (3.78m) x 9'6" (2.9m)
 Range of fitted units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, additional drinking water tap, space for a Range style cooker with electric extractor hood over, space for tall fridge/freezer, space and plumbing for washing machine, breakfast bar, UPVC double glazed window to rear, radiator.

Breakfast/Utility Room
6'3" (1.91m) x 6'2" (1.88m)
 Fitted units to wall and floor complemented by a work surface over and breakfast bar, ceramic tiles to floor, radiator.

Cloakroom
 Wash basin, WC, obscure UPVC double glazed window to front, ceramic tiles to floor, radiator.

Stairs and Landing
 UPVC double glazed window to side.

