

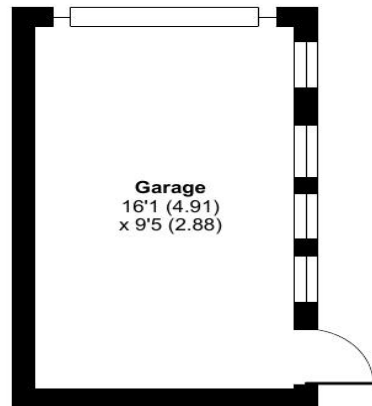
Wayland Avenue, Watton, Thetford, IP25

Approximate Area = 1197 sq ft / 111.2 sq m

Garage = 152 sq ft / 14.1 sq m

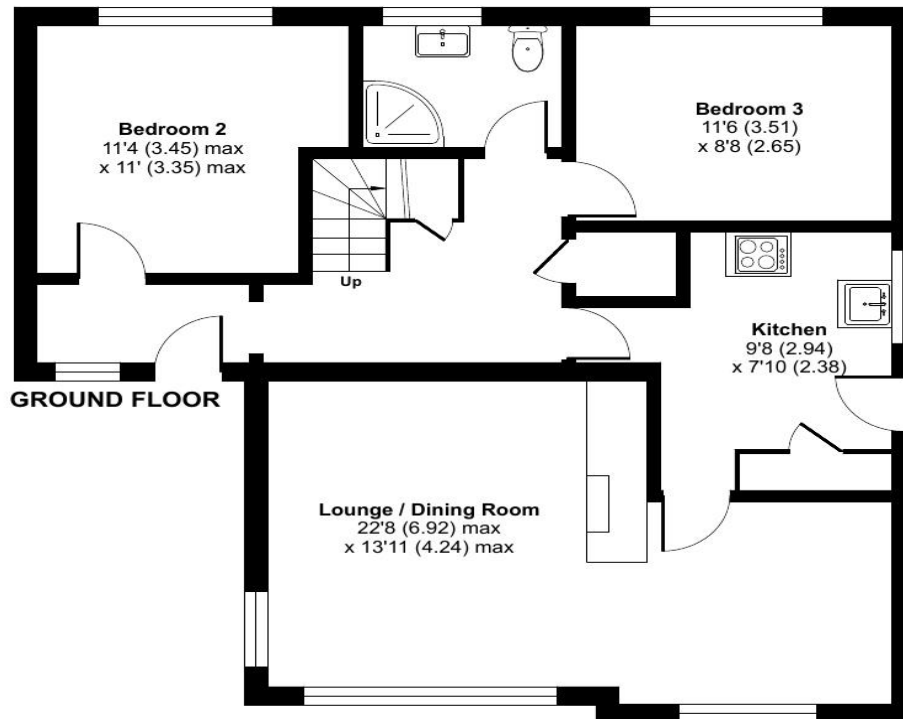
Total = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



Garage
16'1 (4.91)
x 9'5 (2.88)

GARAGE



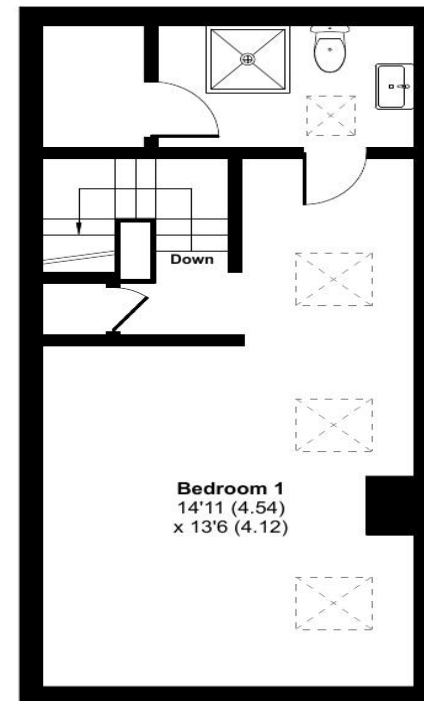
Bedroom 2
11'4 (3.45) max
x 11' (3.35) max

Bedroom 3
11'6 (3.51)
x 8'8 (2.65)

Kitchen
9'8 (2.94)
x 7'10 (2.38)

Lounge / Dining Room
22'8 (6.92) max
x 13'11 (4.24) max

GROUND FLOOR



Bedroom 1
14'11 (4.54)
x 13'6 (4.12)

FIRST FLOOR



Wayland Avenue, Watton, Thetford, IP25 6LF

Very well presented, detached three bedroom chalet style bungalow situated on a popular development in Watton. This fantastic property offers en suite shower room to master bedroom, lounge/dining room with log burning stove, well maintained gardens, garage, parking and gas central heating!

Price £330,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Longsons. REF: 1324505



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Situated on a popular development in Watton, Longsons are delighted to bring to the market this well presented, detached chalet style bungalow. This fantastic property offers en suite shower room to master bedroom and separate shower room, lounge/dining room with log burning stove, well maintained gardens, garage, parking and gas central heating!

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, en suite shower room to bedroom one, ground floor shower room, gardens, parking, garage, 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

Double glazed entrance door to front, obscure glass double glazed window to front, 2 built in storage cupboards, stairs to first floor, 2 radiators.

Lounge/ Dining Room 22'8" (6.91m) Max x 13'11" (4.24m) Max

Feature fireplace with inset log burning stove, UPVC double glazed windows to front and side, two radiators.

Kitchen 9'8" (2.95m) x 7'10" (2.39m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, integrated hob with extractor hood

over, space and plumbing for washing machine, space for dishwasher, space for tumble dryer, space for tall upright fridge/freezer, built in cupboard, entrance door opening to side, UPVC double glazed window to side, towel radiator.

Bedroom Two 11'4" (3.45m) Max x 11'0" (3.35m) Max

UPVC double glazed window to rear, radiator.

Bedroom Three 11'6" (3.51m) x 8'8" (2.64m)

UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear.

Stairs & Landing

Built in cupboard.

Bedroom One 14'11" (4.55m) x 13'6" (4.11m)

Three Velux roof windows, radiator, door to en suite shower room, access to eaves storage.

En-suite Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, Velux roof window, tiled walls, extractor fan, built in cupboard housing Worcester gas combi boiler (installed in 2021), access to loft space.

Outside Front

Front garden laid to lawn, plants and shrubs to borders, shingle driveway providing off road parking and access to garage, pathway to front door, outside light, hedge and fences to perimeter,

Garage 16'1" (4.9m) x 9'5" (2.87m)

Main up and over door to front, windows to side, entrance door to side, electric, light and power.

Rear Garden

Well maintained rear garden laid to lawn, plants and shrubs to beds and borders, shingle area with vegetable growing patch, two wooden garden sheds (larger shed has light and electric), greenhouse, log store, outside light, fence to perimeter.

Agents Note

EPC rating D57 (Full copy available on request)

Council tax band B (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 Chalet Style Bungalow
- Three Double Bedrooms
- Lounge/ Dining Room
- Energy Efficiency Rating D57
- En Suite Shower Room
- Well Maintained Gardens
- Garage & Off Road Parking
- Gas Central Heating

