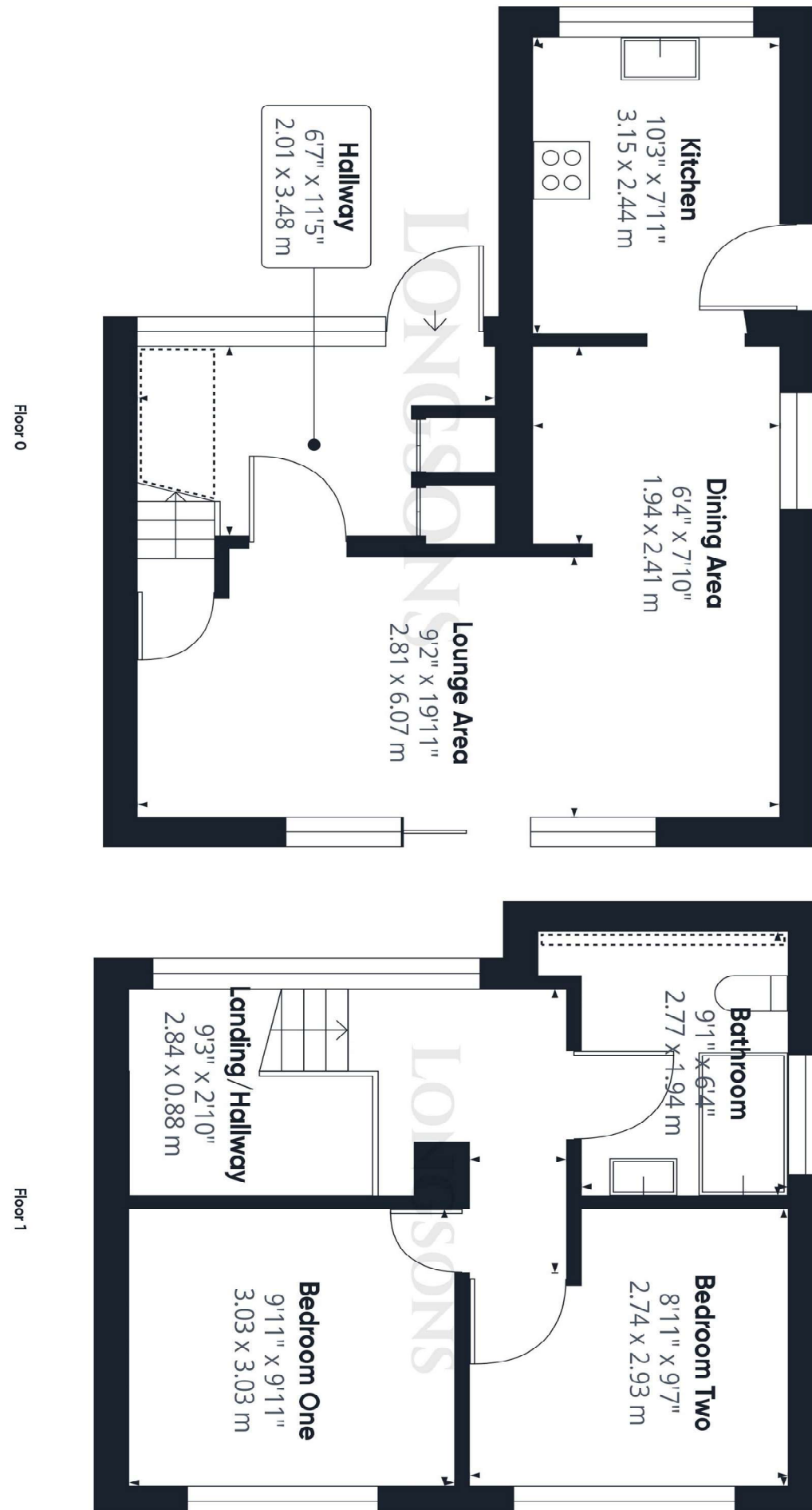




## Wayland Avenue, Watton, Thetford, IP25 6LD

Well presented detached two bedroom house, situated on a popular development in the Norfolk town of Watton. The property offers lounge/dining room, garage, gardens, parking for several vehicles, gas central heating and UPVC double glazing.

**Guide Price £210,000 - £220,000 Freehold**







Situated on a popular development in the Norfolk town of Watton, Longsons are delighted to bring to the market this well presented two bedroom detached house. The property offers lounge/dining room, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, 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**

UPVC entrance door to front aspect, two built in storage cupboards, radiator, UPVC double glazed window to front aspect.

**Lounge/ Dining Room**  
**19'11" (6.07m) Max x 15'6" (4.72m) Max**

Lounge area; 19'11" x 9'2" UPVC double glazed window to side aspect, UPVC double glazed patio doors opening to rear garden, radiator. Dining area 7'10" x 6'4" UPVC double glazed window to side aspects, radiator.

**Kitchen**  
**10'3" (3.12m) x 7'11" (2.41m)**

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integrated Bosch electric oven with Bosch

induction hob and extractor hood over, space for under counter fridge/freezer, wall mounted gas central heating boiler, UPVC double glazed entrance door opening to side aspect, UPVC double glazed window to front aspect.

**Stairs and Landing**

UPVC double glazed window to front aspect, electric storage heater.

**Bedroom One**  
**9'11" (3.02m) x 9'11" (3.02m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Two**  
**9'7" (2.92m) x 8'11" (2.72m)**

UPVC double glazed window to rear aspect, fitted wardrobes, radiator.

**Bathroom**

Bathroom suite comprising corner bath with shower over and shower curtain, wash basin, WC, fully tiled walls, access to eaves storage, radiator.

**Single Garage**

Concrete panel construction, main up and over door to front aspect, two windows to side aspect, electric light and power.

**Outside Front**

The front garden is laid to lawn, driveway providing off road parking for several vehicles, further parking area laid to shingle, outside tap, outside light.

**Rear Garden**

The rear garden is laid to lawn, paved patio seating area, further seating area laid to decking, established tree, wooden fence to perimeter, gated access to front.

**Agent's Notes**

EPC rating 60D (Full copy available on request)  
Council tax band C (Own enquiries should be make 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 House
- Two Bedrooms
- Popular Development
- Lounge/Dining Room
- Garage
- Parking for Several Vehicles
- Gardens
- Gas Central Heating
- UPVC Double Glazing

