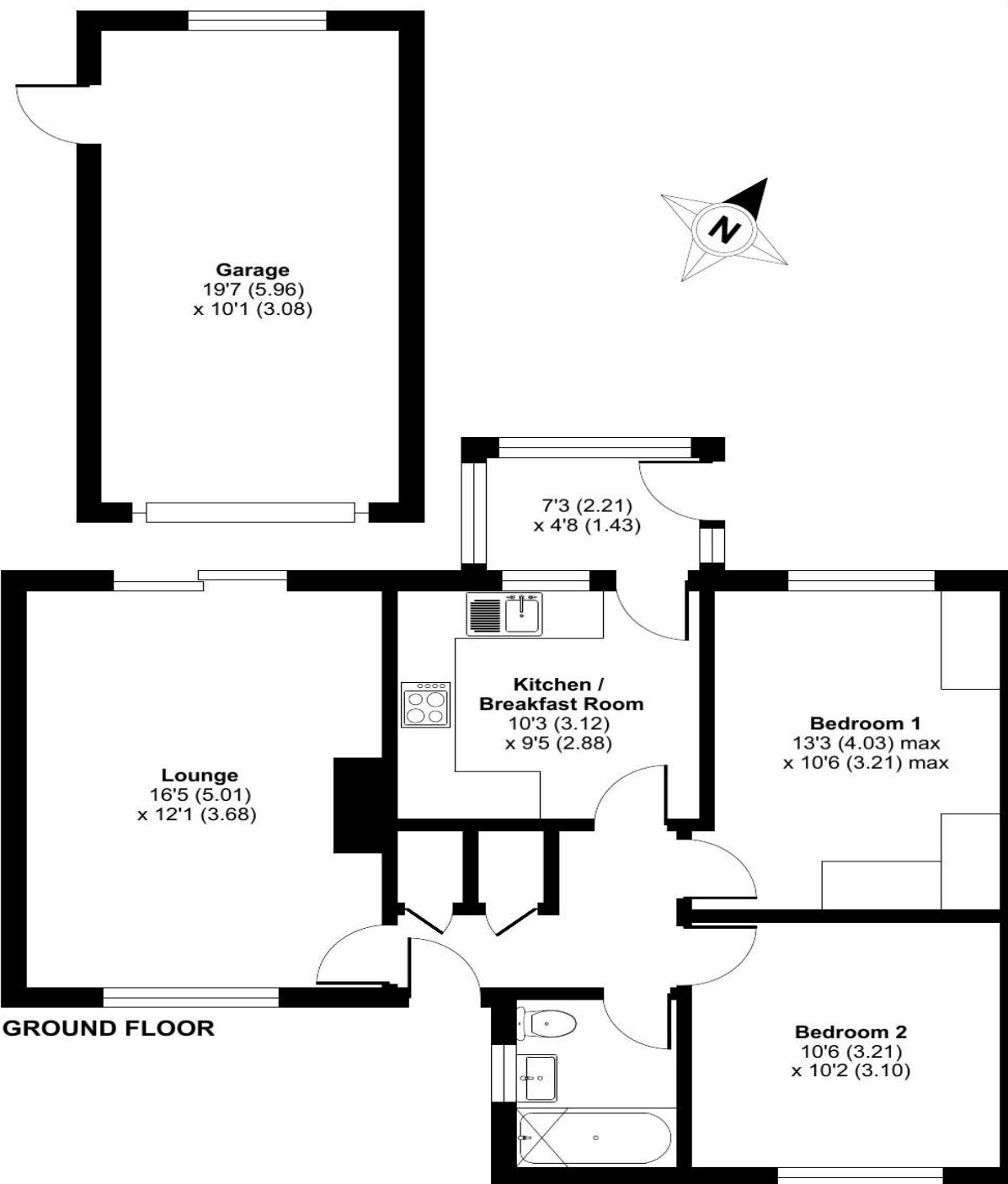


## Woodpecker Drive, Watton, Thetford, IP25

Approximate Area = 705 sq ft / 65.4 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 903 sq ft / 83.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Longsons. REF: 1341227



LONGSONS

## Woodpecker Drive, Watton, Thetford, IP25 6TW

CHAIN FREE! Well presented, detached two bedroom bungalow situated on a sought after development in Watton. The property offers garage, gardens, parking, conservatory, gas central heating and UPVC double glazing. Viewing highly recommended!

Price £230,000 Freehold



Situated on a sought after development in Watton, Longsons are delighted to bring to the market this well presented, detached two bedroom bungalow. The property offers garage, parking, gardens, conservatory, gas central heating and UPVC double glazing.

Viewing highly advised.

Offered for sale - CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom, garage, gardens, parking, 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 double glazed entrance door to front, built in cupboard housing hot water cylinder, built in storage cupboard, loft access, radiator.

#### Lounge

**16'5" (5m) x 12'1" (3.68m)**

UPVC double glazed sliding patio doors opening to rear garden, UPVC double glazed window to front, feature fireplace with inset live flame fire, two radiators.

#### Kitchen/Breakfast Room

**10'3" (3.12m) x 9'5" (2.87m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for oven and hob with extractor hood over, space and plumbing for washing machine, tiled splashback, space for

tall upright fridge/freezer, radiator, double glazed window to rear.

#### Conservatory

**7'3" (2.21m) x 4'8" (1.42m)**

Small UPVC double glazed conservatory, entrance door opening to rear garden, water tap.

#### Bedroom One

**13'3" (4.04m) x 10'6" (3.2m)**

Fitted wardrobes, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**10'6" (3.2m) x 10'2" (3.1m)**

UPC double glazed window to front, radiator.

#### Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to front, extractor fan.

#### Outside Front

Low maintenance front and side garden laid to shingle, path to front door, driveway providing off road parking, outside light, gated access to rear garden.

#### Garage

**19'7" (5.97m) x 10'1" (3.07m)**

Main up and over door to front, entrance door opening to rear garden, electric power and light.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to beds and borders, outside light, garden wall and wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating C69 (Full copy available on request)

Council tax band C (Own enquiries should be make via Breckland County 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 with Garage
- Two Bedrooms
- Conservatory
- Energy Efficiency Rating
- Garage, Gardens, Parking
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

