



**Thetford Road, Watton, Thetford, IP25 6PN**

Three bedroom detached bungalow situated in the market town of Watton. The property has a lot to offer and includes three reception rooms, conservatory, cloakroom, large single garage, front and rear garden, ample off-road parking.

Chain Free! Viewing advised!

**Guide Price £400,000 - £425,000 Freehold**



tiles to floor, partly tiled walls, loft access.

**Bathroom**

Bath with mixer tap, shower cubicle, hand wash basin fitted within cabinet, towel radiator, partly tiled walls, obscure glass UPVC double glazed window to rear.

**Inner Hall**

Built-in cupboard, full length UPVC double glazed window to side, radiator.

**Bedroom One**

**12'8" (3.86m) x 11'6" (3.51m)**

Built-in wardrobes, UPVC double glazed bay window to front, UPVC double glazed window to side, radiator.

**Bedroom Two**

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

Range of fitted wardrobes and drawers, built-in wardrobe, UPVC double glazed window to side, radiator.

**Bedroom Three**

**10'1" (3.07m) x 8'9" (2.67m)**

Built-in wardrobes, UPVC double glazed window to side, radiator.

**Rear Garden**

Mainly laid to lawn with brickweave patio area, outside tap, outside lights, access to garage, wooden shed,

shrubs to borders, wooden fence to perimeter, gated access to front.

**Garage**

**24'0" (7.32m) x 12'1" (3.68m)**

Main up and over door to front, door leading to rear garden.

**Outside Front**

Brickweave driveway providing ample off-road parking, area laid to lawn, gated access to rear garden and garage, hedge and wooden fence to perimeter.

**Agent's Note**

EPC rating D62 (Full copy available on request)

Council tax band E (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 Bungalow
- Three Double Bedrooms
- Garden Room, Conservatory and Dining Room
- Energy Efficiency Rating D62
- Utility, Cloakroom and Bathroom
- Large Single Garage, Off-Road Parking and Gardens
- UPVC Double Glazing and Gas Central Heating
- Offered Chain Free!

Situated in the market town of Watton conveniently close to all it's amenities, Longsons are delighted to bring to the market this three double bedroom bungalow. The property has a lot to offer with three reception rooms, conservatory, cloakroom, gardens, large single garage, ample off-road parking and much more!

Viewing recommended!  
Offered Chain Free!

Briefly the property offers entrance hall, kitchen, utility room, dining room, lounge, garden room, conservatory, inner hall, cloakroom, bathroom, three double bedrooms, front and rear gardens, off-road parking, large single garage, UPVC double glazing and gas central heating.

**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, two UPVC double glazed windows to front, two radiators.

**Lounge**

**20'7" (6.27m) x 14'7" (4.45m)**

Feature fireplace with inset real flame gas fire, UPVC double glazed window to side, UPVC double glazed patio doors leading to conservatory.

**Conservatory**

**9'9" (2.97m) x 7'4" (2.24m)**

UPVC conservatory with UPVC double glazed double French doors leading to rear garden.

**Garden Room**

**20'8" (6.3m) x 16'7" (5.05m)**

Three UPVC double glazed windows to side, UPVC double glazed French doors opening to rear garden, wall mounted electric radiator.

**Kitchen**

**14'6" (4.42m) x 9'11" (3.02m)**

Range of fitted units to walls and floor, wooden worksurface over with matching up-stands, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, space for Range style cooker with stainless steel splashback and extractor hood over, space for upright fridge/freezer, serving hatch to dining room, tiles to floor, UPVC double glazed window to rear, radiator.

**Utility Room**

Range of fitted units to walls and floor, wooden worksurface over with matching up-stands, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, tiles to floor, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

**Dining Room**

**14'5" (4.39m) x 11'7" (3.53m)**

UPVC double glazed bay window to front, UPVC double glazed window to side, radiator.

**Cloakroom**

Hand wash basin, WC, obscure glass UPVC double glazed window to rear,

