

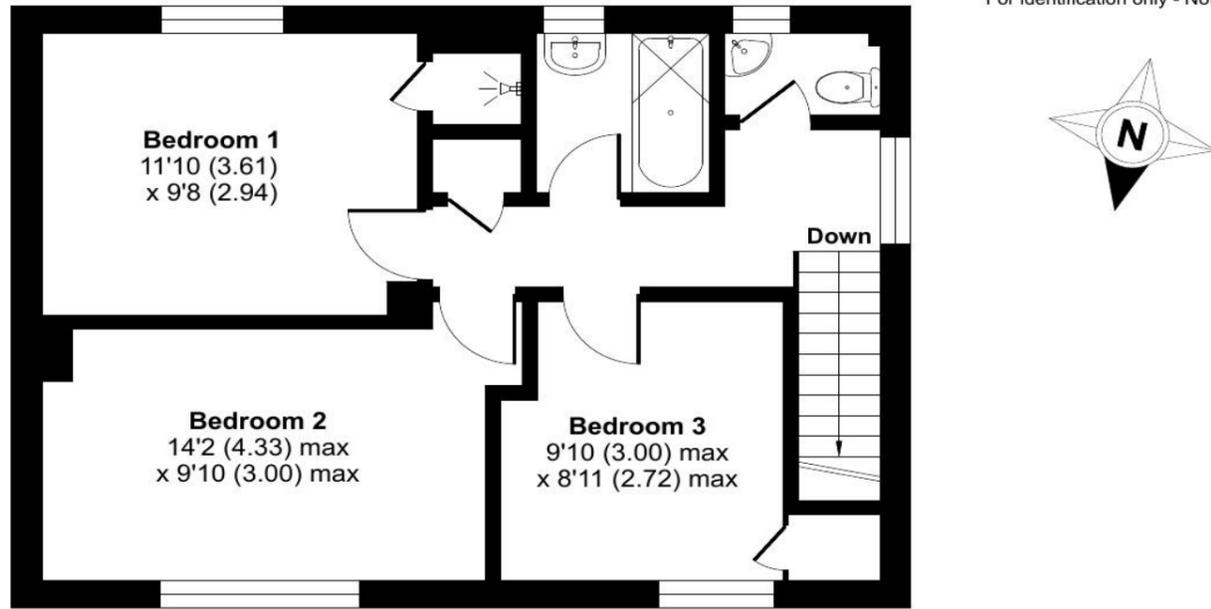
# Nelson Court, Watton, Thetford, IP25

Approximate Area = 1154 sq ft / 107.2 sq m

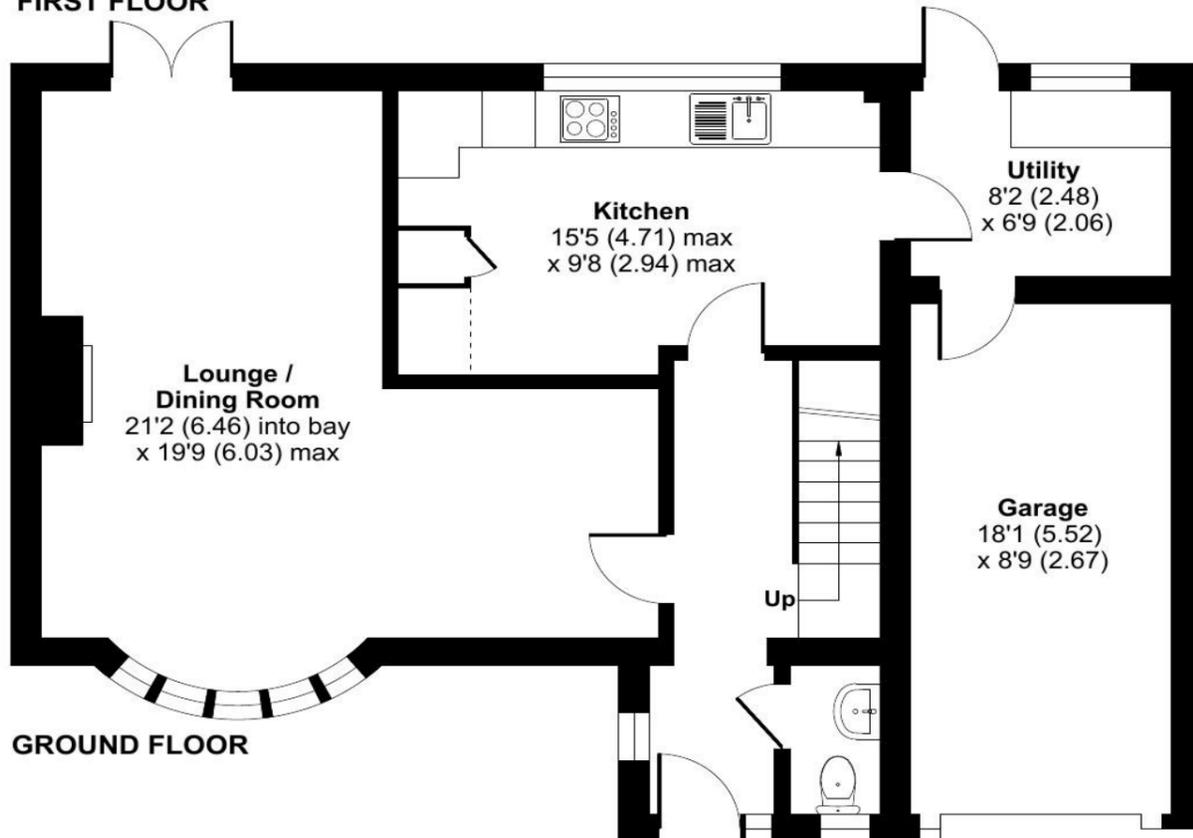
Garage = 151 sq ft / 14 sq m

Total = 1305 sq ft / 121.2 sq m

For identification only - Not to scale



## FIRST FLOOR



## GROUND FLOOR

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: 1386988



## Nelson Court, Watton, Thetford, IP25 6EW

Detached three bedroom house situated on a popular development within easy reach of Watton town centre. The property offers, utility room, garage, en-suite shower cubicle, cloakroom, parking, gardens, solar panels to help with those utility bills, GCH and UPVC double glazing.

**Guide Price £250,000 - £270,000 Freehold**

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Conveniently situated on a popular development within easy reach of Watton town centre, Longsons are delighted to bring to the market this detached three bedroom house. The property offers, en-suite shower cubicle, utility room, cloakroom with WC, garage, parking, gardens, solar panels to help with those utility bills, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, utility room, cloakroom with WC, three bedrooms, en-suite shower cubicle to bedroom one, family bathroom, separate WC, garage, parking, gardens, solar panels, 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**

Composite entrance door to front, stairs to first floor, radiator.

**Lounge/Dining Room**  
**21'2" (6.45m) Max x 19'9" (6.02m) Max**

Feature fireplace with inset live flame gas fire, UPVC double glazed French doors opening to rear garden, UPVC double glazed bow window to front.

**Kitchen**

**15'5" (4.7m) x 9'8" (2.95m)**  
Fitted kitchen units to walls and floor, work surface over, composite one and

a half bowl sink unit with mixer tap and drainer, integrated electric oven and grill, integrated gas hob, floor mounted gas central heating boiler, cupboard housing water softener, space for fridge/freezer, UPVC double glazed window to rear, radiator.

**Utility Room**  
**8'2" (2.49m) x 6'9" (2.06m)**

Space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, personnel door through to garage.

**Cloakroom**

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

**Stairs and Landing**

Built-in cupboard housing hot water cylinder, loft access, obscure glass UPVC double glazed window to side.

**Bedroom One**

**11'10" (3.61m) x 9'8" (2.95m)**  
UPVC double glazed window to rear, radiator, door to en-suite shower cubicle.

**Bedroom Two**

**14'2" (4.32m) x 9'10" (3m)**  
UPVC double glazed window to front, radiator.

**Bedroom Three**  
**9'10" (3m) x 8'11" (2.72m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bathroom**

Bath with mixer shower over and shower curtain, hand wash basin, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

**Separate WC**

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

**Garage**  
**18'1" (5.51m) x 8'9" (2.67m)**

Motorised main roller door to front, personnel door opening to utility room, electric power and lights.

**Outside Front**

Front garden laid to lawn, driveway providing off-road parking laid to shingle, shrubs, plants and ornamental trees to borders, hedge and wooden fence to perimeter, gated access to rear garden.

**Rear Garden**

Laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to borders, outside lights, outside tap, wooden fence to perimeter, gated access to front.

**Agent's note**

EPC rating C75 (Full copy available on request)  
Council tax band C (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 Three Bedroom House
- En-Suite Shower Cubicle, Cloakroom and Family Bathroom
- Kitchen and Utility Room
- Energy Efficiency Rating C75
- PV Solar Panels
- Garage Parking and Gardens
- Gas Central Heating and UPVC Double Glazing

