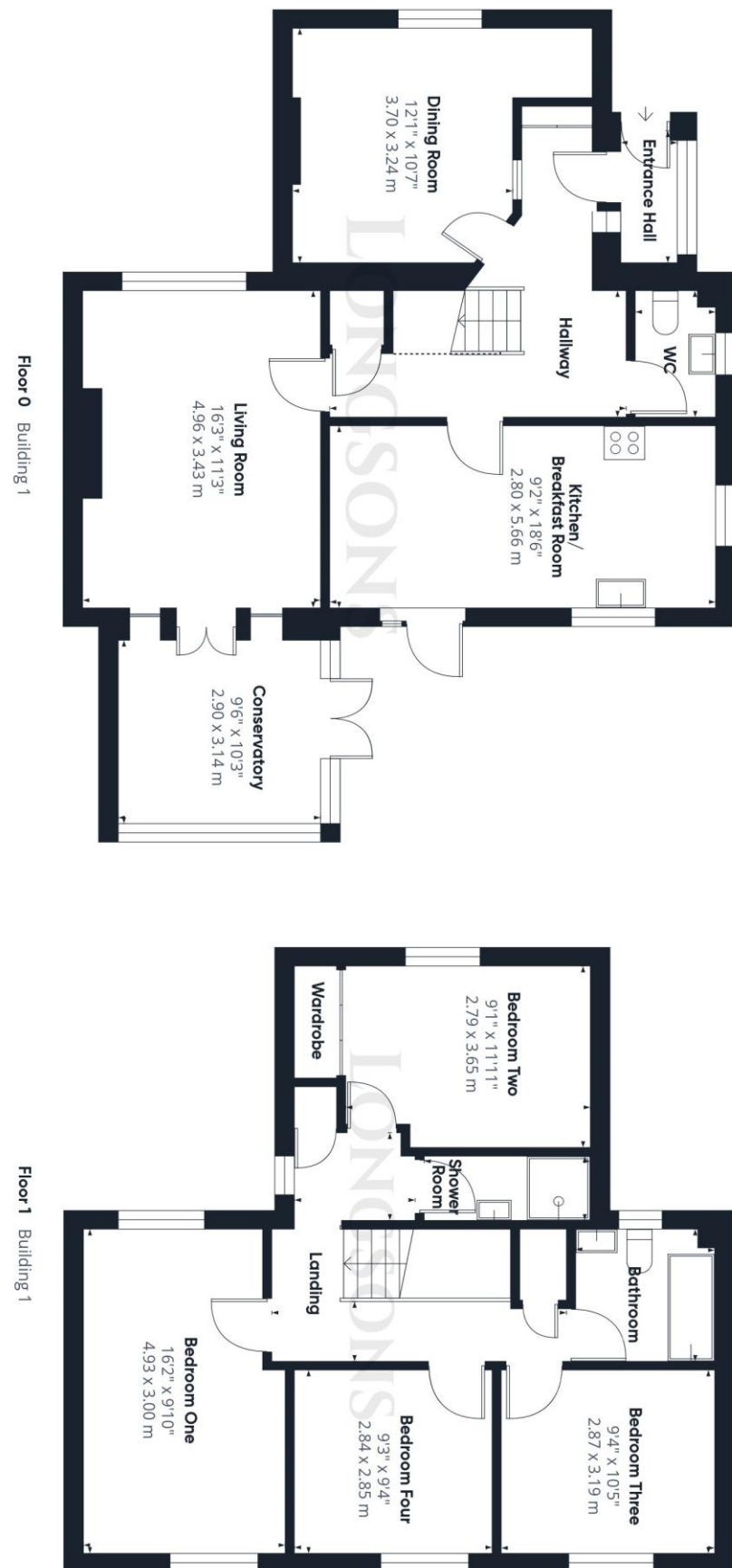




**Queensway, Watton, Thetford, IP25 6BL**

Modern family four bed detached home conveniently located within the market town of Watton. The property offers kitchen/breakfast room, two reception rooms, modern kitchen/breakfast room, conservatory, garage, parking, garage and very well presented enclosed rear garden.

**Guide Price £350,000 - £375,000 Freehold**





**Shower Room**

Shower cubicle, hand wash basin, WC, towel radiator, fully tiled walls and floor,

**Bedroom Two**

**11'11" (3.63m) x 9'1" (2.77m)**

Fitted wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**

**10'5" (3.18m) x 9'4" (2.84m)**

UPVC double glazed window to rear, radiator.

**Bedroom Four**

**9'4" (2.84m) x 9'3" (2.82m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Bath with shower mixer tap, hand wash basin, WC, towel radiator, fully tiled walls and floor, obscure glass UPVC double glazed window to front.

**Outside Front**

Brickweave driveway leading to garage providing ample parking, area laid to lawn, hedge and picket fence to perimeter, are laid to shingle with plants and shrubs, gated access to rear garden.

**Garage**

**17'3" (5.26m) x 9'6" (2.9m)**

Up and over door to front, UPVC double glazed window to side, door leading to rear garden.

**Rear Garden**

Mainly laid to lawn with brickweave patio area, shingled borders with trees and plants, wooden fence to perimeter, outside tap, outside light, gated access to front.

**Agent's Note**

EPC rating D63 (Full copy available on request)

Council tax band D (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.

- Modern Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D63
- Cloakroom, Bathroom and Shower Room
- Gardens, Parking and Garage

Guide Price £350,000 - £375,000  
 Situated in the popular market town of Watton, Longsons are delighted to bring to the market this fabulous modern four bed detached house. The property offers two reception rooms, kitchen/breakfast room, conservatory, cloakroom and two bathrooms, fully enclosed rear garden, parking, gas central heating and UVC double glazing.

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.

hood over, integrated dishwasher, wall mounted gas boiler, space for upright fridge/freezer, tiles to floor, wall mounted gas boiler, UPVC double glazed window to front and side, bespoke fitted dining area, upright radiator, UPVC double glazed patio door leading to rear garden.

**Dining Room**

**12'1" (3.68m) x 10'7" (3.23m)**

UPVC double glazed window to front, radiator.

**Living Room**

**16'3" (4.95m) x 11'3" (3.43m)**

Feature fireplace with inset gas fire, UPVC double glazed window to front, radiator, UPVC double glazed French doors opening into conservatory.

**Conservatory**

**10'3" (3.12m) x 9'6" (2.9m)**

UPVC double glazed conservatory, radiator, UPVC double glazed French doors opening to rear garden.

**Stairs and Landing**

Loft access, cupboard house hot water cylinder, storage cupboard, radiator.

**Bedroom One**

**16'2" (4.93m) x 9'10" (3m)**

UPVC double glazed window to rear, radiator.

**Entrance Porch**

UPVC double glazed door to side, UPVC double glazed window to front, door leading to hallway.

**Hallway**

Under stairs cupboard, coat cupboard, radiator.

**Cloakroom**

Hand wash basin fitted within cupboard, WC, obscure glass UPVC double glazed window to front, towel radiator.

**Kitchen/Breakfast Room**

**18'6" (5.64m) x 9'2" (2.79m)**

Range of fitted units to walls and floor, work surface over and matching up-stands, tiled splashbacks, integrated sink and drainer with mixer tap, fitted double oven, gas hob with extractor

Viewing highly recommended.

Briefly the property offers entrance porch, entrance hall, kitchen/breakfast room, dining room, living room, conservatory, four bedrooms, bathroom, shower room, gardens, parking, 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

