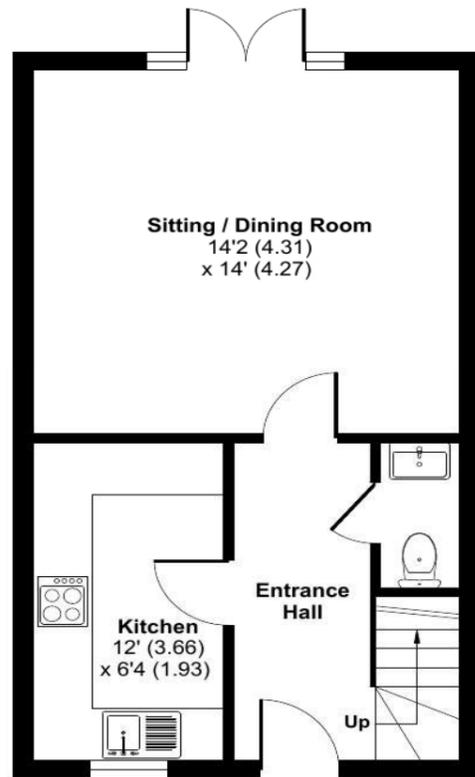
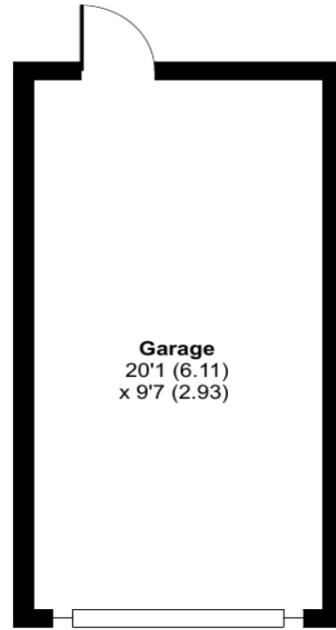
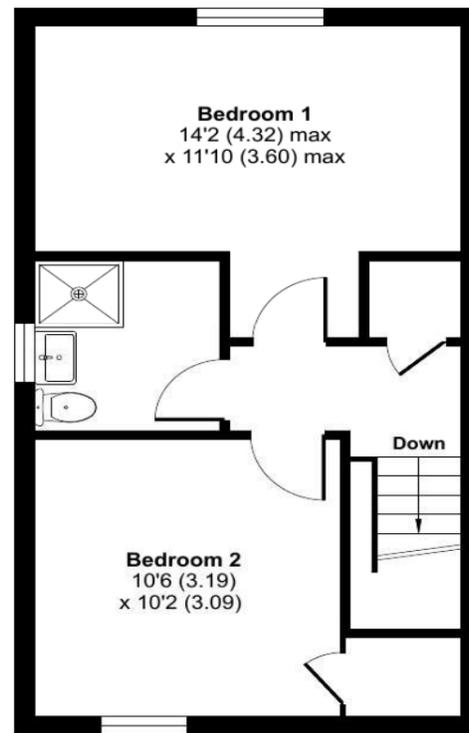


Saddlers Drive, Watton, Thetford, IP25

Approximate Area = 738 sq ft / 68.5 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 931 sq ft / 86.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1356259



Saddlers Drive, Watton, Thetford, IP25 6YA

Extremely well presented, modern semi-detached two bedroom house built by the much respected Abel Homes in the popular town of Watton. This fantastic property offers modern kitchen, triple glazed windows, gas central heating, garage, parking and built with energy efficiency in mind.

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



Outside Front

Low maintenance front garden laid to shingle with brickweave and shingle drive leading to single garage, tree, plants and shrubs to beds and borders, outside tap.

Garage

20'1" (6.12m) x 9'7" (2.92m)

Up and over door to front, door leading to rear garden.

Rear Garden

Paved patio seating area, low maintenance area laid to shingle, wooden fence to perimeter, plants shrubs and trees to raised beds and borders, outside tap.

Agent's Note

EPC rating C78 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

- Modern Semi-Detached House
- Two Bedrooms
- Sitting/Dining Room
- Energy Efficiency Rating C78
- Garage, Gardens and Parking
- UPVC Triple Glazing and Gas Central Heating
- Solar Panels
- Viewing Recommended!

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.

Built by the much respected Abel homes on a popular development in the market town of Watton, Longsons are delighted to bring to the market this extremely well presented, modern semi-detached house. This superb property was built to a high specification with energy efficiency in mind, offering triple glazed windows, solar panels to the roof, galvanised guttering, modern kitchen with integrated appliances, garage, cloakroom, parking, gardens, gas central heating and UPVC triple glazing.

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.

Kitchen

12'0" (3.66m) x 6'4" (1.93m)

Range of modern kitchen units to walls and floor, work surface over, stainless steel sink with mixer tap and drainer, built-in electric oven and gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, concealed wall mounted gas boiler, UPVC triple glazed widow to rear, radiator.

Briefly, the property offers entrance hall, kitchen, sitting/dining room, cloakroom, two bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC triple 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

Sitting/Dining Room

14'2" (4.32m) x 14'0" (4.27m)

UPVC triple glazed French doors leading to rear garden, two radiators.

Cloakroom

WC, hand wash basin, radiator.

Stairs and Landing

Storage cupboard, loft access.

Bedroom One

14'2" (4.32m) Max x 11'10" (3.61m)

UPVC triple glazed window to front, radiator.

Bedroom Two

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

Large storage cupboard, UPVC triple glazed window to rear, radiator.

Shower Room

Double shower cubicle, hand wash basin, WC, heated towel rail, partly tiled walls, obscure glass UPVC triple glazed window to side.

