



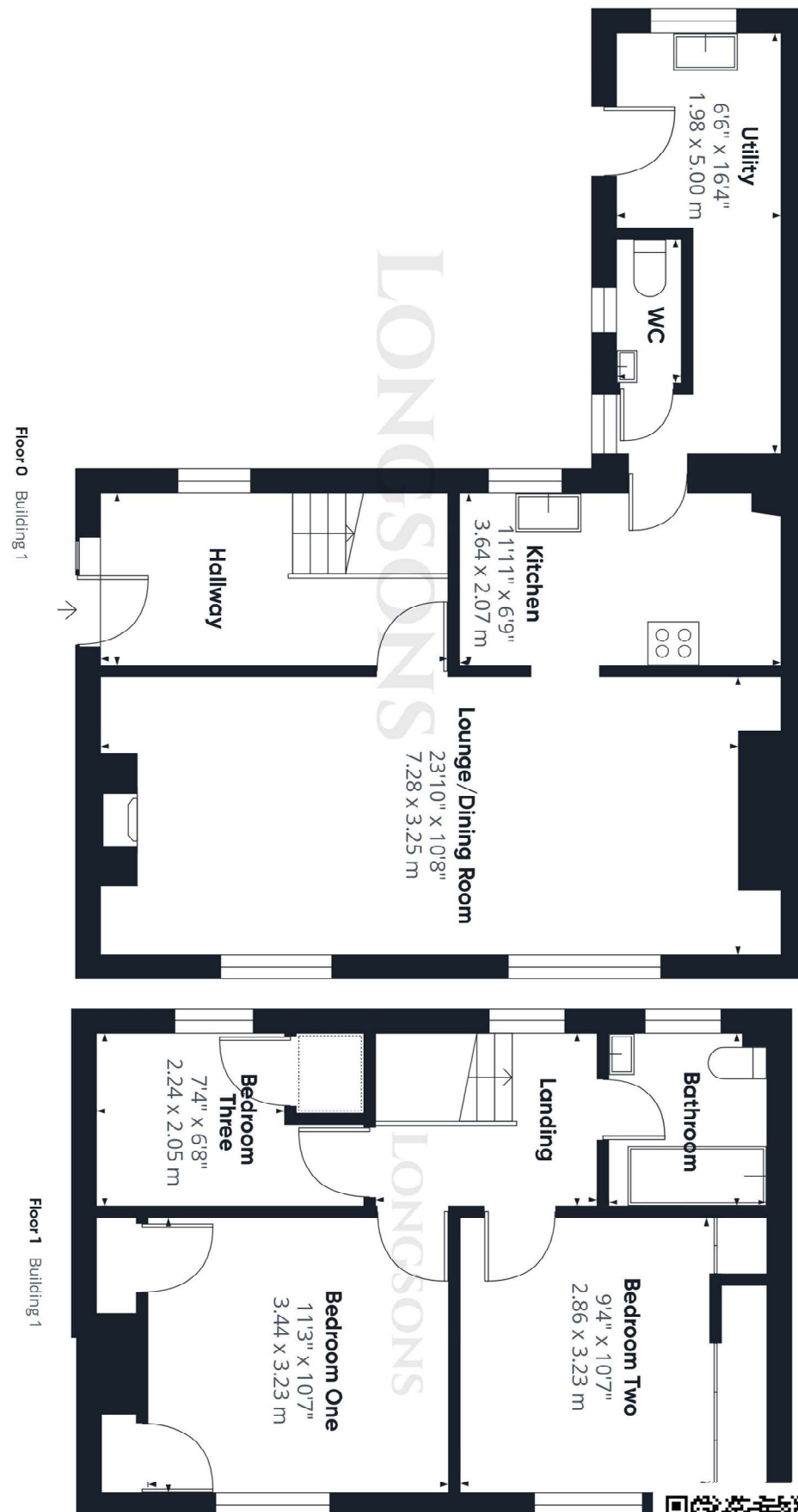
4 Airey Houses, Tottington Road, Thompson, Thetford, IP24 1PU

Three bedroom semi-detached house in the sought after village of Thompson. The property has much to offer including, cloakroom, utility room, lounge/dining room with wood burning stove, larger than normal single garage, ample off-road parking, oil fired central heating and UPVC double glazing!

£249,950 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Floor 0 Building 2



Bedroom Three
7'4" (2.24m) x 6'8" (2.03m)
Built-in wardrobe, UPVC double glazed window to rear, radiator.

Bathroom
Bath with shower over and glass shower screen, hand wash basin fitted with cabinet, WC, partly tiled walls, towel radiator, obscure glass UPVC double glazed window to rear, extractor fan.

Outside Front
Gravelled driveway leading to garage providing ample off-road parking, wooden picket fence to perimeter, gated access to rear.

Garage
32'11" (10.03m) x 9'9" (2.97m)
Larger than usual single garage with up and over door to front, door leading to rear garden, UPVC double glazed window to side, power and lights.

Rear Garden
Paved patio seating area, area laid to lawn, shrubs to beds, wooden fence to

perimeter, outside light, outside tap, gated access to front.

Agent's Note
EPC rating D60 (Full copy available on request)
Council tax band A (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.

- Three Bedroom Semi-Detached House
- Lounge/Dining Room with Wood Burning Stove
- Sought After Village Location
- Energy Efficiency Rating D60
- Large Single Garage, Gardens and Off-Road Parking
- Offered with No Onward Chain
- Oil Central Heating and UPVC Double glazing
- Offered With No Onward Chain

Situated in the sought after village of Thompson, Longsons are delighted to bring to the market this three bedroom semi-detached house. the property has a lot to offer including lounge/dining room with wood burning stove, utility room, cloakroom, larger than normal single garage, ample off-road parking, oil fired central heating and UPVC double glazing,

Offered with no onward chain.

Viewing highly recommended!

Briefly the property offers entrance hall, lounge/dining room, kitchen, utility room, cloakroom, three bedrooms, bathroom, large single garage, off-road parking, gardens, oil fired central heating, UPVC double glazing.

THOMPSON
The attractive village of Thompson is situated 3 miles south of Watton, just west of the A1075 road, amenities include a village hall, school, public house and church. Created in 1854, Thompson Water is a much loved and visited beauty spot, and is now managed by the Norfolk Wildlife Trust.

Thompson Common is a Site of Special Scientific Interest and is home to many rare plants and wildlife.

Entrance Hall
UPVC double glazed entrance door to side with glazed side panel, stairs to first floor, under stair storage cupboard, radiator.

Lounge/Dining Room
23'10" (7.26m) x 10'8" (3.25m)
Feature fireplace with wood burning stove, two UPVC double glazed windows to front, two radiators.

Kitchen
11'11" (3.63m) x 6'9" (2.06m)
Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, built-in electric oven with electric hob and extractor hood over, space and plumbing for dishwasher, space for upright fridge.freezer, UPVC double glazed window to rear.

Utility Room
16'4" (4.98m) x 6'6" (1.98m) Max
Two UPVC double glazed doors leading to garden, fitted kitchen unit with work surface over, stainless steel sink unit with mixer tap and drainer, floor standing oil fired boiler, space and plumbing for washing machine, UPVC double glazed window to rear, radiator.

Cloakroom
Hand wash basin with tiled splashback, WC, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing
UPVC double glazed window to rear, loft access.

Bedroom One
11'3" (3.43m) x 10'7" (3.23m)
Two built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two
10'7" (3.23m) x 9'4" (2.84m)
Built-in wardrobes, built-in cupboard, UPVC double glazed window to front, radiator.

