



Norwich Road, Watton, Thetford, IP25 6DW

Well presented semi-detached three bedroom house situated in Watton. The property offers living room, open plan kitchen/dining room utility room, bathroom, gas central heating and UPVC double glazing throughout,

Offers in Excess of £250,000 Freehold





First Floor Landing

Loft access. radiator, UPVC double glazed window to side.

Bedroom One

12'2" (3.71m) x 10'8" (3.25m)

Fitted wardrobe space, feature fireplace, vertical column radiator, UPVC double glazed window to rear, access to en-suite shower room.

En-Suite Shower Room

Fully tiled wall and floor, WC, hand, walk in shower cubicle, Velux window to rear, chrome finish towel radiator,

Bedroom Two

13'3" (4.04m) x 9'11" (3.02m)

Feature fireplace, radiator, UPVC double glazed window to front.

Bedroom Three

9'10" (3m) x 5'8" (1.73m)

Radiator, UPVC double glazed window to front.

Front of Property

Laid to shingle, composite entrance door, side gated access to rear garden.

Rear Garden

Laid to lawn with fencing to perimeter, wooden garden shed, paved patio area, sheltered seating area laid to shingle with paved walkway to French doors, outside lighting, outside tap, gated access to side of property.

Agent's Note

EPC rating E53 (Full copy available on request). Council tax band B (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 Bedrooms
- Well Presented Semi-Detached House
- Open Plan Kitchen/Dining Room
- Energy Efficiency Rating E53
- Garden and Ample Off-road Parking
- Gas Central Heating and UPVC Double Glazing

Situated in the heart of the popular market town of Watton, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property has plenty to offer including living room, open plan kitchen/dining room, utility room, shower room, rear garden, off-road parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, living room, kitchen/dining room, utility room, shower room, three bedrooms, en-suite shower room, rear garden, front driveway, 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Composite entrance door, exposed floorboards, radiator, access to living room.

Living Room

13'4" (4.06m) x 11'9" (3.58m)

Radiator, Open fireplace with wooden surround and tiled hearth, UPVC double glazed window to front.

Dining Room

14'10" (4.52m) x 12'11" (3.94m)

Open fireplace with wooden surround and tiled hearth, two radiators, access to utility room, double glazed French doors to garden, stairs to first floor.

Kitchen

9'10" (3m) x 8'0" (2.44m)

Fitted cabinets to wall and floor with marble effect laminate over and tiled splashback, Space and plumbing for dishwasher, inset stainless steel sink unit with mixer tap and drainer, space for under counter fridge, integrated fan oven with integrated ceramic hob over, vertical column radiator, UPVC double glazed window to side,

Utility Room

8'5" (2.57m) x 3'1" (0.94m)

Fitted cabinets to wall, laminate worktop, space and plumbing for washing machine and tumble dryer, space for chest. two window obscure double glazed windows to side.

Shower Room

Tiles to floor and wall. WC, hand washbasin set within fitted cabinet. walk-in corner shower cubicle, chrome finish towel radiator, obscure UPVC double glazed window to side and rear.

