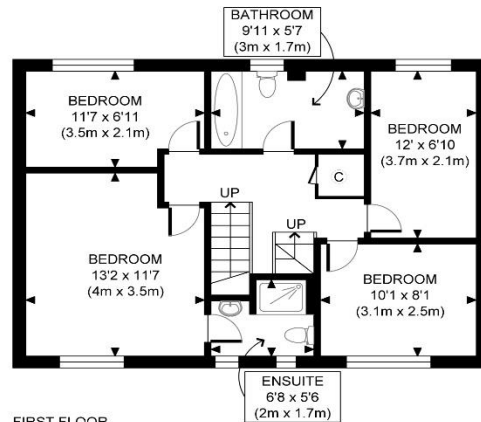
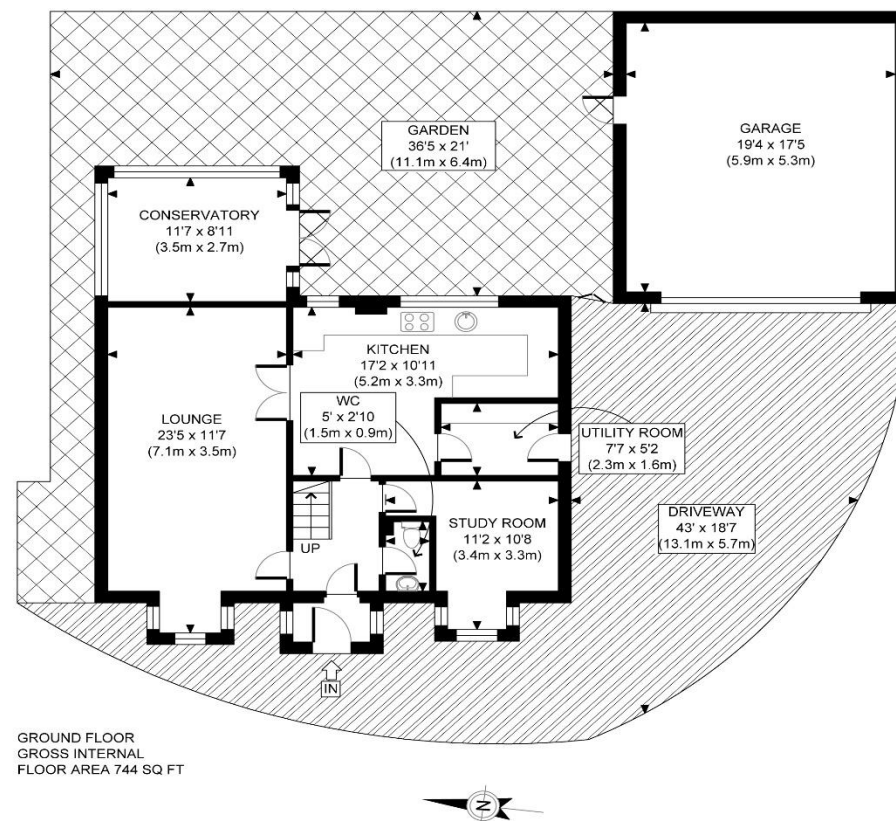


SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 364 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 598 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 744 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2043 SQ FT / 190 SQM	Blenheim Way
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1706 SQ FT / 158 SQM	date 23/06/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan



## Blenheim Way, Watton, Thetford, IP25 6XS

Very well presented 5 bedroom detached family house situated within an established development in the Norfolk town of Watton. This wonderful property offers 2 reception rooms, utility room, conservatory, en-suite shower room, ample parking and a double garage!

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





Situated within this established residential area in the Norfolk town of Watton, Longsons are delighted to bring to the market this very well presented family home. This fantastic house spread over 3 floors offers 5 bedrooms with master en-suite, 2 reception rooms, conservatory, utility room, cloakroom with WC & family bathroom, gardens and double garage!

Viewing highly recommended!

Briefly, the property offers entrance porch, entrance hall, cloakroom with WC, lounge, conservatory, study room, kitchen, utility room, 5 bedrooms with en-suite shower room to bedroom 1, second floor dressing area, bathroom, gardens, parking, double garage, UPVC double glazing and gas central heating.

#### Entrance Porch

2 UPVC double glazed windows to sides, entrance door to front.

#### Entrance Hall

Radiator, stairs to first floor.

#### Cloakroom

Wash basin, WC, partially tiled walls, tiles to floor.

#### Lounge

**23'5" (7.14m) Max x 11'7" (3.53m)**

UPVC double glazed bow window to front, laminate flooring, 2 radiators, sliding doors to conservatory.

#### Conservatory

**11'7" (3.53m) x 8'11" (2.72m)**

UPVC double glazed conservatory, UPVC double glazed French doors opening into the garden, tiles to floor, electric heater, lights.

#### Kitchen

**17'2" (5.23m) Max x 10'11" (3.33m) Max**

Fitted kitchen units to wall and floor, roll edge worksurface over, stainless steel sink unit with mixer tap, integral oven, integral gas hob and extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, kick board LED lighting, tiled splashback, tiles to floor, 2 UPVC double glazed windows to rear.

#### Utility Room

**7'7" (2.31m) x 5'2" (1.57m)**

Fitted units to floor, roll edge worksurface over, space and plumbing for washing machine, space for under counter fridge, tiled splashback, tiles to floor, radiator, entrance door to side.

#### Study (Irregular Shape Room)

**11'2" (3.4m) Max x 10'8" (3.25m) Max**

UPVC double glazed bay window to front, radiator.

#### Stairs & Landing

Built in storage cupboard, stairs leading to the second floor.

#### Bedroom 1

**13'2" (4.01m) Max x 11'7" (3.53m)**

UPVC double glazed window to front, oak effect laminate flooring, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Shower cubicle, wash basin, WC, 2 UPVC double glazed windows to front, fully tiled walls, extractor fan, radiator.

#### Bedroom 2

**10'1" (3.07m) x 8'1" (2.46m)**

UPVC double glazed window to front, radiator, laminate flooring.

#### Bedroom 3

**12'0" (3.66m) x 6'10" (2.08m)**

UPVC double glazed window to rear, radiator.

#### Bedroom 4

**11'7" (3.53m) Max x 6'11" (2.11m) Max**

UPVC double glazed window to rear, radiator, laminate flooring.

#### Bathroom

Bathroom suite comprising: bath with shower over and shower curtain, wash basin, WC, tiles walls, obscure glass UPVC double glazed window to rear, radiator, extractor fan.

#### Dressing Room

**16'2" (4.93m) Max x 12'10" (3.91m) Max**

Stairs down to first floor, UPVC double glazed window to rear, eaves storage.

#### Bedroom 5

**12'10" (3.91m) Max x 12'8" (3.86m) Max**

UPVC double glazed window to rear, radiator, eaves storage.

#### Outside Front

Front garden laid to lawn, mature shrubs, pathway leading to front door, brickweave driveway providing off road parking for several vehicles and access to the double garage, outside lights, gates access to rear garden.

#### Double Garage

**19'4" (5.89m) x 17'5" (5.31m)**

2 main up and over doors to front, UPVC double glazed window to side, access door to side, power and lighting.

#### Rear Garden

Rear garden laid to shingle, paved patio seating area and walkways, wooden shed, mature shrubs to beds, gated access to front, fence to perimeter.

- Detached Family Home
- Accommodation Split Over 3 Floors
- 2 Reception Rooms & Conservatory
- Kitchen & Utility Room
- Ample Parking & Double Garage
- Front & Rear Gardens
- Very Well Presented
- Gas Central Heating

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.

