



Hamilton Close, Watton, Watton, Thetford, IP25 6EX

Extremely well presented modernised, semi-detached, spacious, one bedroom bungalow, situated on a popular development within easy reach of Watton town centre. This superb property garden room, garage, parking, modern kitchen and bathroom and gas central heating, Viewing essential!

GUIDE PRICE £190,000-£200,000 Freehold





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Situating on a popular development within easy reach on Watton town centre Longsons are delighted to bring to the market this extremely well presented, modernised, semi-detached, spacious, one bedroom bungalow. This superb recently fully refurbished bungalow has glazed oak internal doors, modern bathroom and kitchen, spacious garden room, garage, off-road parking, gardens, 3 year old boiler with 7 year warranty remaining providing gas central heating, and UPVC double glazing. Viewing highly recommended!

Briefly the property offers entrance hall, lounge, garden room, kitchen, bedroom, bathroom, garage, parking, gardens, 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; Thetford 15 miles; Norwich 23 miles.

Entrance Hall
UPVC double glazed entrance door to front aspect, built in storage cupboard with double doors, loft access, radiator.

Lounge
12'1" (3.68m) x 16'1" (4.9m) Max
Feature fireplace with inset modern electric fire, sliding patio doors opening to garden room, two radiators.

Garden Room
8'8" (2.64m) x 15'3" (4.65m)
UPVC double glazed windows to rear and side aspect, UPVC double glazed French doors opening to side aspect, fully insulated Cosy roof, new fascias

and guttering, two radiators, electric light and power.

Kitchen
6'11" (2.11m) x 11'9" (3.58m) Max
Modern fitted kitchen unit to wall and floor, work surface over, stainless steel sink unit, integrated electric oven and hob with extractor hood over, integrated fridge/freezer, integrated washing machine, tiled splashback, tiles to floor, UPVC double glazed window to front aspect.

Bedroom
12'3" (3.73m) x 8'1" (2.46m)
Modern fitted Hammonds wardrobes with 6 year warranty remaining, UPVC double glazed window to rear aspect, radiator.

Bathroom
6'7" (2.01m) x 8'0" (2.44m)
Bathroom suite comprising bath with rainfall shower head over and separate hand shower attachment and shower screen, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, tiles to floor, obscure glass

UPVC double glazed window to front aspect.

Outside Front
The front garden is laid to low maintenance shingle, path to front door laid to block paving, shrubs and plants to borders, driveway providing off road parking, outside light, outside tap, gated access to rear garden.

Garage
Main up and over door to front aspect, electric light and power.

Rear Garden
Enclosed rear garden laid to lawn, garden pond with water fall water feature, covered paved patio seating area, wooden garden shed, shrubs and plants to borders, outside light, wooden fence to perimeter, external electric power socket.

Agent's Notes
EPC rating 63D (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.

- Semi-detached Bungalow
- One Bedroom
- Extremely Well Presented
- Modernised & Spacious
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Garage + Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing

