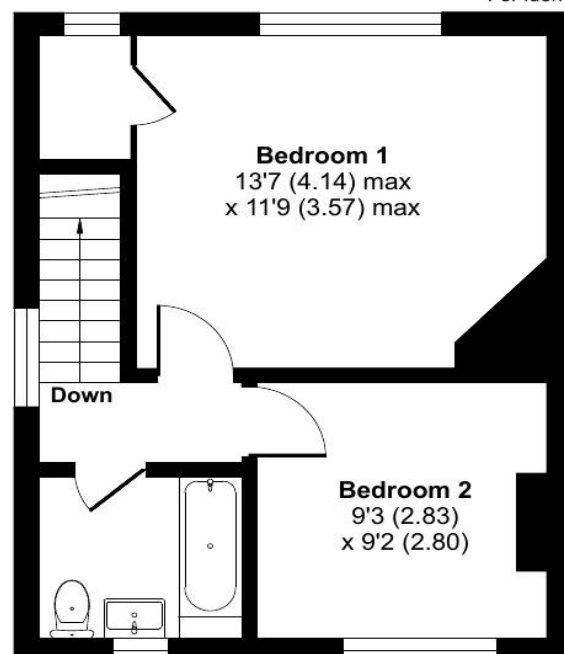




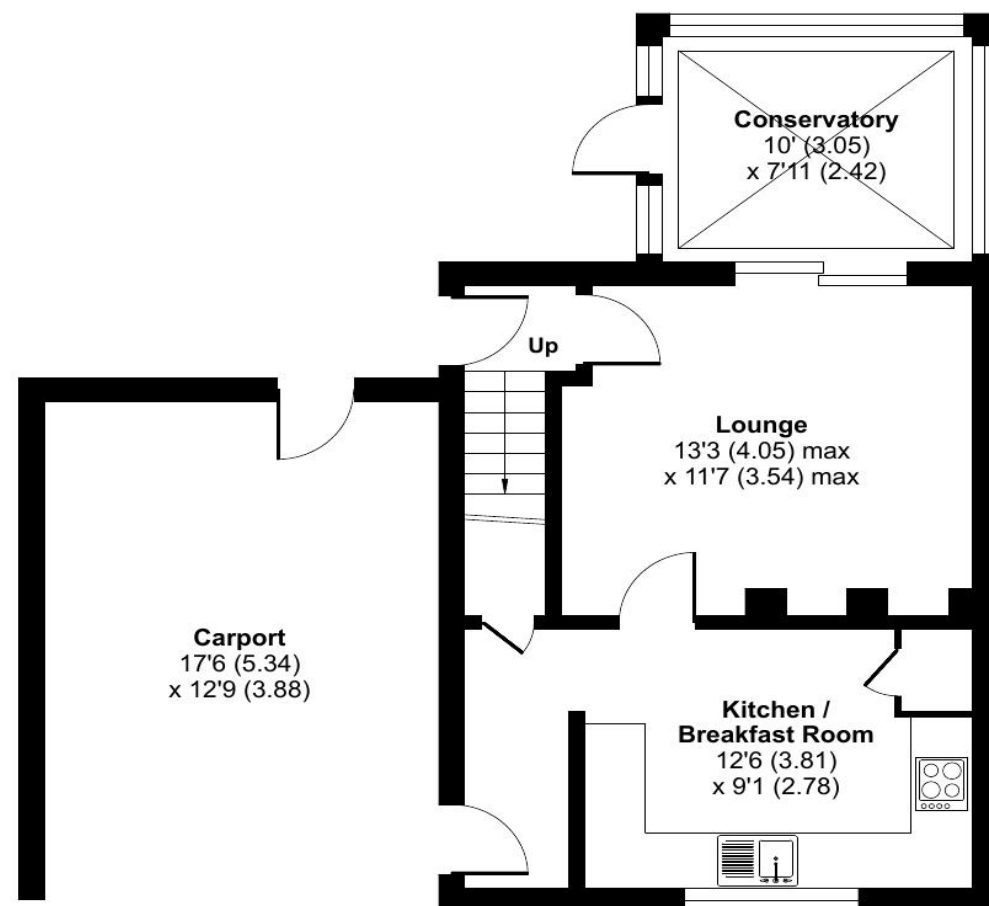
Halton Road, Watton, Thetford, IP25

Approximate Area = 783 sq ft / 72.7 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1299177



Halton Road, Watton, Thetford, IP25 6JN

Very well presented throughout spacious two bedroom end-terrace house in the popular market town of Watton. The property offers two double bedrooms, conservatory, kitchen/breakfast room, ample off-road parking, gardens, UPVC double glazing and oil fired central heating.
Viewing highly recommended!

Price £190,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Bedroom Two 9'3" (2.82m) x 9'2" (2.79m)

UPVC double glazed window to front, radiator.

Bathroom

Panelled bath with central hot and cold tap, shower attachment over with glass shower screen, hand wash basin, WC, fully tiled walls and floor, UPVC obscured glass window to rear, radiator.

Outside Front

Gravelled driveway allowing off-road parking for numerous vehicles leading to carport with wooden wood store, area laid to decorative slate, gated access to rear garden, hedge and wooden fence to perimeter.

Rear Garden

Very well presented fully enclosed rear garden with paved patio seating area, established plants, shrubs and flowers to beds and borders, area laid to lawn, area laid to shingle with raised vegetable beds, wooden garden shed,

hedge and wooden fence to perimeter, oil tank, gated access to front.

Agent's Notes

EPC rating E52 (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.

- End-Terrace House
- Two Double Bedrooms
- Very Well Presented
- Energy Efficiency Rating E52
- Conservatory
- Large Front and Back Gardens
- Ample Parking
- UPVC Double Glazing
- Oil Fired Central Heating
- Viewing Highly Recommended

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this two bedroom end-terrace house. The property is very well presented with two double bedrooms, kitchen/breakfast room, conservatory, large front and back gardens, carport, UPVC double glazing and oil fired central heating. Viewing highly recommended!

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, built-in cupboard housing oil central heating boiler and tumble dryer.

Kitchen/Breakfast Room 12'6" (3.81m) x 9'1" (2.77m)

Range of fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with hot and cold water taps, tiled splashback, space for electric cooker with electric extractor hood over, space and plumbing for washing machine, space for under counter fridge and slimline dishwasher, built-in cupboard housing hot water cylinder, UPVC double glazed window to front, UPVC obscured glass decorative window to front, glazed wooden door leading to lounge.

Lounge 13'3" (4.04m) x 11'7" (3.53m)

Feature brick fireplace with slate hearth with inset multi fuel burning stove, shelved alcove, aluminium double glazed sliding door leading to conservatory, glazed wooden door leading to side porch, radiator.

Conservatory 10'0" (3.05m) x 7'11" (2.41m)

UPVC double glazed conservatory with acyclic roof, French door leading to rear garden, electric power points.

Side Porch

UPVC double glazed door to side leading to rear garden, stairs to first floor.

Stairs and Landing

UPVC double glazed window to side, loft access.

Bedroom One 13'7" (4.14m) x 11'9" (3.58m)

Built-in double wardrobe with UPVC obscured glass decorative window allowing light, UPVC double glazed window to rear, radiator.

