

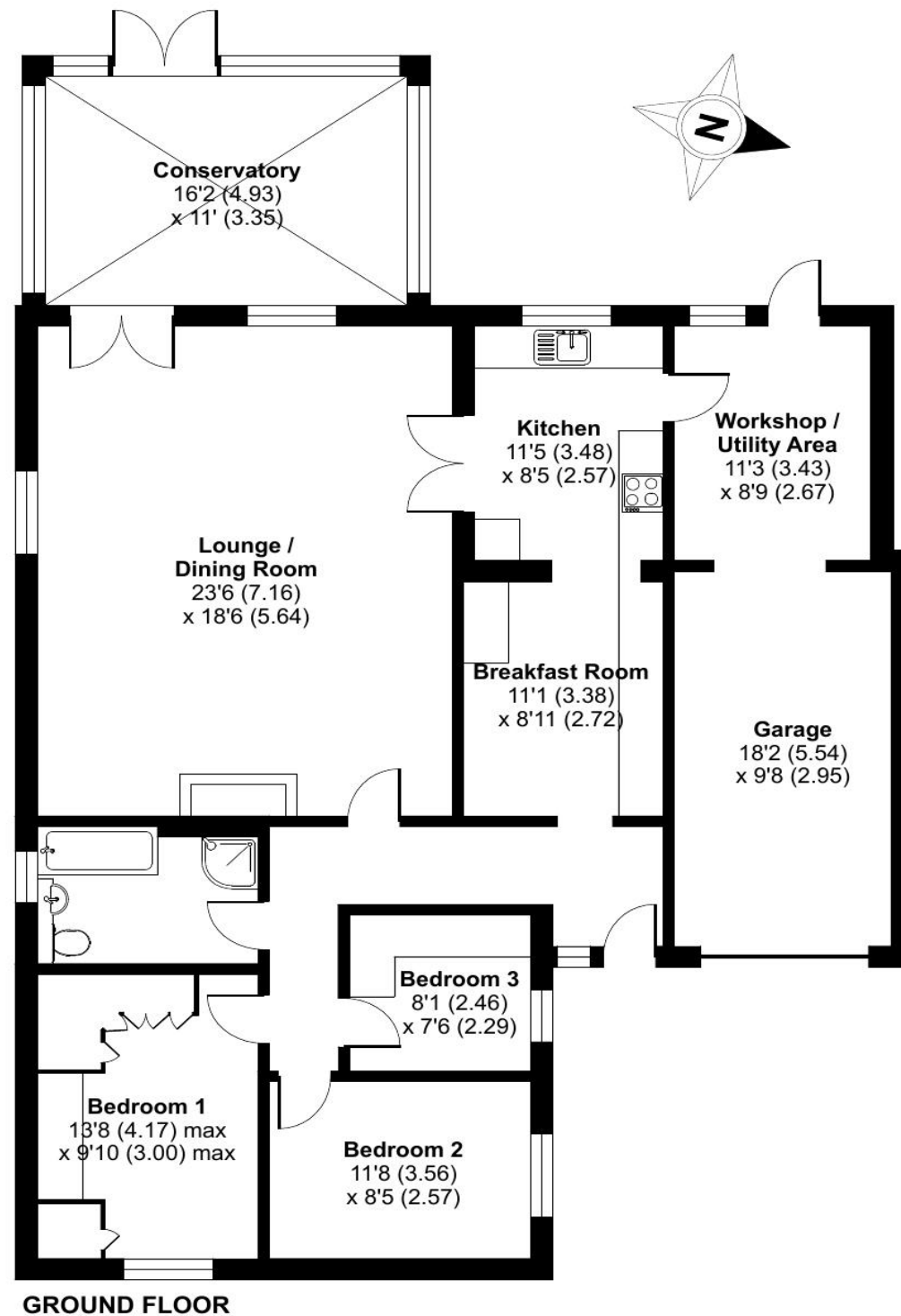
Queensway, Watton, Thetford, IP25

Approximate Area = 1458 sq ft / 135.4 sq m

Garage = 174 sq ft / 16.2 sq m

Total = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1341799



Queensway, Watton, Thetford, IP25 6BL

Spacious, extended, well presented detached three bedroom bungalow situated on a popular development in Watton. The property offers garage, gardens, parking, conservatory, kitchen/breakfast room, low maintenance gardens, gas central heating and UPVC double glazing.

Guide Price £280,000 - £290,000 Freehold

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Situated on a popular development on the outskirts of Watton, Longsons are delighted to bring to the market this spacious, extended detached three bedroom bungalow. The property offers garage with workshop area to rear, parking, low maintenance gardens, kitchen/breakfast room, conservatory, gas central heating and UPVC double glazing.

Viewing highly advised.

Briefly, the property offers entrance hall, lounge.dining room, kitchen/breakfast room, conservatory, three bedrooms, bathroom, garage, 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

Composite entrance door to front, tiles to floor, loft access, radiator.

Lounge/Dining Room 23'6" (7.16m) x 18'6" (5.64m)

UPVC double glazed French doors opening to conservatory, UPVC double glazed windows to rear and side.

Conservatory 16'2" (4.93m) x 11'0" (3.35m)

Modern UPVC double glazed conservatory with vaulted roof, French doors opening to rear garden, tiles to floor.

Kitchen/Breakfast Room 22'6" (6.86m) x 8'11" (2.72m) Max

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel

sink unit with mixer tap and drainer, integrated dishwasher, integrated washing machine, integrated double electric oven, integrated electric hob with extractor hood over, integrated fridge, door through to garage, modern wall mounted gas central heating boiler, tiled splashback, two radiators.

Bedroom One 13'8" (4.17m) Max x 9'10" (3m) Max

Range of fitted wardrobes and cupboards, UPVC double glazed window to front, radiator.

Bedroom Two 11'8" (3.56m) x 8'5" (2.57m)

UPVC double glazed window to side, radiator.

Bedroom Three 8'1" (2.46m) x 7'6" (2.29m)

UPVC double glazed window to side, radiator.

Bathroom

Four piece bathroom suite comprising shower cubicle, bath with mixer tap and separate hand shower attachment,

wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side.

Garage 18'2" (5.54m) x 9'8" (2.95m)

Extended garage with workshop/utility area to rear, electric motorised roller door to front, UPVC double glazed entrance door opening to rear garden, electric power and light.

Outside Front

Low maintenance front garden laid to shingle providing off road parking, wooden fence to perimeter, gated access to rear garden, external electric power socket, porch light.

Rear Garden

Enclosed, low maintenance rear garden laid to patio paving slabs, wooden decked seating area with gazebo over, metal storage shed, raised flower/vegetable beds, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D67 (Full copy available on request)

Council tax band C (Own enquiries should be make 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.

- Spacious, Detached Bungalow
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Energy Efficiency Rating D67
- Garage & Off Road Parking
- Low Maintenance Gardens
- Gas Central Heating
- Conservatory

