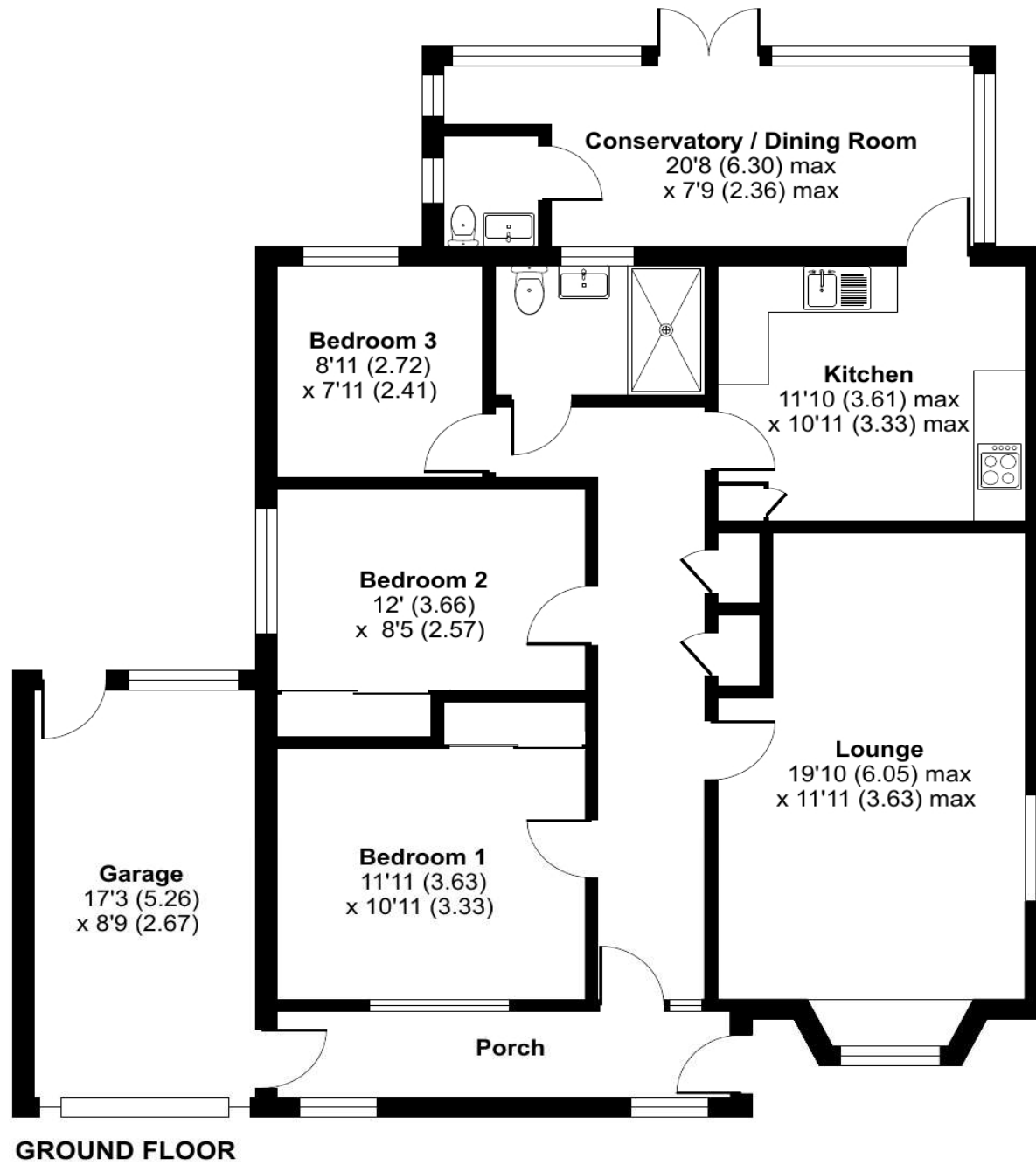


Nelson Court, Watton, Thetford, IP25

Approximate Area = 1169 sq ft / 108.6 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1319 sq ft / 122.5 sq m
For identification only - Not to scale



Nelson Court, Watton, Thetford, IP25 6EL

Very well presented, detached, three bedroom bungalow conveniently situated on a popular development within easy reach of Watton town centre. This fantastic property offers conservatory, cloakroom with WC, shower/wet room, gardens, garage, parking, gas central heating and UPVC double glazing.

Price £325,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1205858



18 High Street Watton Thetford Norfolk IP25 6AE
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Bedroom Three
8'11" (2.72m) x 7'11" (2.41m)

UPVC double glazed window to rear, radiator.

Shower Room

Double shower with shower curtain, wash basin and WC both set within fitted cabinet, tiled splashback, obscure glass UPVC double glazed windows to rear, radiator.

Garage
17'3" (5.26m) x 8'9" (2.67m)

Remote control motorised main up and over door to front, UPVC double glazed entrance door opening to rear garden, obscure glass UPVC double glazed window to rear, wall mounted gas central heating boiler, electric light and power.

Outside Front

Well presented front garden laid to low maintenance shingle, driveway providing off road parking laid to block paving, shrubs and plants to borders, garden wall and wooden fence to

perimeter, outside lights, gated access to rear garden.

Rear Garden

Well maintained rear garden laid to lawn, paved patio seating area, further paved patio seating area to rear of garden, wooden garden shed, greenhouse, shrubs and plants to borders, covered storage area to side, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D58 (Full copy available on request)
Council tax band C (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.

- Detached Three Bedroom Bungalow
- Popular Development
- Well Presented Gardens
- Energy Efficiency Rating D58
- Garage
- Conservatory
- Off Road Parking
- Cloakroom with WC
- Gas Central Heating
- UPVC Double Glazing

Conveniently situated on a popular development within easy reach of Watton town centre, Longsons are delighted to bring to the market this very well presented, detached three bedroom bungalow. This fantastic property offers well maintained gardens, cloakroom with WC, conservatory, garage, parking, gardens, gas central heating and UPVC double glazing.

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.

Entrance Porch

Composite entrance door to side, two UPVC double glazed windows to front, radiator.

Entrance Hall

UPVC double glazed entrance door to front, tiles to floor, built in storage cupboard, built in cupboard housing hot water cylinder, loft access.

Lounge

19'10" (6.05m) x 11'11" (3.63m)
UPVC double glazed bow window to front, radiator.

Kitchen

11'10" (3.61m) x 10'11" (3.33m)
Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing washing, space for electric

oven and hob with extractor hood over, space for tall upright fridge/freezer, tiled splashback, radiator, UPVC double glazed entrance door opening to conservatory, UPVC double glazed window to rear.

Conservatory/Dining Room
20'8" (6.3m) x 7'9" (2.36m)

Modern UPVC double glazed conservatory, French doors opening to rear garden, radiator providing all year round usage.

Cloakroom

Hand wash basin set within fitted cabinet, WC, extractor fan.

Bedroom One
11'11" (3.63m) x 10'11" (3.33m)

Built in wardrobe with sliding doors, UPVC double glazed window to front, radiator.

Bedroom Two
12'0" (3.66m) x 8'5" (2.57m)

Built in wardrobe with sliding doors, UPVC double glazed window to side, radiator.

