



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 691 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 1175 SQ FT / 109 SQM</b>	Akrotiri Square
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	date 07/06/22
	photoplan



18 High Street Watton Thetford Norfolk IP25 6AE  
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## Akrotiri Square, Watton, Thetford, IP25 6HZ

**CHAIN FREE!** Very well presented, extended end terrace 2 bedroom house situated in the Norfolk market town of Watton. Ideal for first time buyers or investors, the property offers 2 reception rooms, ground floor WC, utility room, 2 double bedrooms and off street parking. Viewing highly advised!

**Offers in Excess of £200,000 Freehold**

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Situated in the Norfolk market town of Watton, Longsons are delighted to bring to the market this very well presented, extended 2 bedroom end terrace house. Ideal for either first time buyers or investors, this superb property offers modern bathroom suite, 2 reception rooms, utility room, 2 double bedrooms with fitted wardrobes, off road parking and gardens.

NO ONWARD CHAIN!

Briefly, the property offers entrance hall, sitting room, living/dining room, kitchen, utility room, cloakroom with WC, 2 bedrooms, bathroom, gardens, parking, double glazing and gas central heating.

**WATTON**  
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles  
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign

that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. 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.

#### **Entrance Hall**

UPVC double glazed entrance door to front, UPVC double glazed windows to front, tiles to floor, radiator, stairs to first floor.

#### **Sitting Room** **14'7" (4.45m) Max x 14'1" (4.29m) Max**

UPVC double glazed French doors and 2 full length windows either side to rear, wood effect laminate flooring, radiator.

#### **Lounge/Dining Room** **21'6" (6.55m) x 11'0" (3.35m)**

Grey wood effect laminate flooring, UPVC double glazed windows to rear and side, UPVC double glazed French doors opening to rear garden, 2 double glazed sky light windows, radiator, tv point.

#### **Kitchen** **17'9" (5.41m) x 7'0" (2.13m)**

Fitted kitchen units to wall and floor, roll edge work top, ceramic sink with mixer tap and drainer, integral oven, integral ceramic hob with extractor hood over, space for tall upright fridge/freezer, tiled splashback, tiles to floor, UPVC double glazed windows to front, rear and side, radiator.

#### **Utility Room** **7'6" (2.29m) x 7'0" (2.13m)**

Fitted kitchen units to wall and floor, roll edge work top, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed doors to front garden and rear garden.

#### **Cloakroom**

Wash basin, concealed cistern WC, tiled splashback obscure glass UPVC double glazed window to front.

#### **Stairs and Landing**

Loft access, UPVC double glazed window to front, built in cupboard.

#### **Bedroom 1** **22'5" (6.88m) x 9'1" (2.77m)**

Built in wardrobe, UPVC double glazed window to rear, radiator, wood effect laminate to floor.

#### **Bedroom 2** **12'1" (3.68m) x 9'1" (2.77m)**

Built in wardrobe, UPVC double glazed window to rear, radiator, wood effect laminate to floor.

#### **Bathroom**

Modern bathroom suite comprising; bath with shower over and shower screen, wash basin set within fitted cabinet, concealed cistern, obscure glass UPVC double glazed window to front, extractor fan, tiles to wall, wood effect laminate to floor, towel radiator.

#### **Outside Front**

Low maintenance front garden with pebble stone driveway providing off road parking for numerous vehicles, pathway to front door and rear garden.

#### **Rear Garden**

Rear garden laid to lawn, paved patio seating area and pathway to bottom of the garden, wooden garden shed, outside socket, fencing and hedge to perimeter. There is also an extra piece of garden at the bottom of the property which can be incorporated into the main garden.

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
- Sitting Room & Living/Dining Room
- Modern Kitchen & Utility Room
- Cloakroom with WC & Modern Bathroom
- Off Road Parking
- Front & Rear Gardens
- NO ONWARD CHAIN!

