



Total area: approx. 90.1 sq. metres (970.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Princess Close, Watton, Thetford, IP25 6XA

A very well presented detached two bedroom bungalow situated on a popular development in Watton. The property boasts a conservatory, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended

Offers Over £230,000 Freehold





Garage
17'1" (5.21m) x 9'2" (2.79m)

Main up and over door to front, obscure glass UPVC double glazed window to rear, electric lights and power.

Outside Front

Well maintained, front garden laid to lawn, shrubs and plants to beds and borders, driveway providing off-road parking, outside tap, outside lights, gated access to rear garden.

Rear Garden

Very well maintained enclosed rear garden laid to lawn, selection of shrubs, plants and ornamental trees to beds and borders, wooden decked seating area, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D65 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Detached Bungalow
- Conservatory
- Garage, Gardens and Parking
- Energy Efficiency Rating D67
- UPVC Double Glazing and Gas Central Heating

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.

Situated on a popular development in Watton, Longsons are delighted to bring to market this very well presented detached two bedroom bungalow. The property offers garage, gardens, off-road parking, conservatory, gas central heating, and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, bathroom, a covered passageway, conservatory, garage, gardens, off road parking, gas central heating, and UPVC double glazing.

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

Entrance door open to covered passageway, built-in cupboard housing hot water cylinder, radiator, loft access.

Lounge

18'9" (5.72m) x 11'1" (3.38m)
 UPVC double glazed window to front, two radiators.

Kitchen

9'7" (2.92m) x 8'1" (2.46m)
 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 for electric oven with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splash back, tiles to floor, radiator.

Bedroom One

11'1" (3.38m) x 10'6" (3.2m)
 Built-in wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Two

9'7" (2.92m) x 8'0" (2.44m)
 Built-in wardrobes, UPVC double glazed window to rear, radiator.

Shower Room

Double shower cubicle, hand wash basin, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to side, radiator.

Conservatory

15'10" (4.83m) x 7'9" (2.36m)
 Double glazed conservatory, French doors opening to rear garden, radiator provide all year round usage, electric power sockets.

