



### Mary Shanks Close, Watton, Thetford, IP25 6FB

OFFERED CHAIN FREE!

Well presented, semi detached two bedroom bungalow. Very conveniently situated in the town centre of Watton, the property offers conservatory, shower room, garage, off-road parking, low maintenance garden, gas central heating and UPVC double glazing.

**Price £210,000 Freehold**





**Bedroom One**  
**11'10" (3.61m) Including**  
**Wardrobes x 10'9" (3.28m)**  
 Fitted wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Two**  
**8'2" (2.49m) x 6'11" (2.11m)**  
 UPVC double glazed window to front, radiator.

**Shower Room**  
 Double shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, extractor fan.

**Garage**  
 Main up and over door to front, entrance door opening to rear garden, electric lights and power.

**Outside Front**  
 Front garden laid to lawn, path to front door, driveway providing access to garage and off road parking, outside lights, gated access to rear garden.

**Rear Garden**  
 Low maintenance fully enclosed rear garden laid to patio paving slabs, shingle to borders, wooden fence to perimeter, gated access to front.

**Agent's Notes**  
 EPC rating 75C (Full copy available on request)  
 Council tax band B (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.

- Semi-Detached Bungalow
- Two Bedrooms
- Shower Room
- Conservatory
- Low Maintenance Gardens
- Garage
- Parking
- UPVC Double Glazing
- Gas Central Heating
- NO ONWARD CHAIN

Conveniently situated in the town centre of Watton, Longsons are delighted to bring to the market this modern, well presented, semi detached two bedroom bungalow. The property offers conservatory, garage, parking, low maintenance gardens, shower room, gas central heating and UPVC double glazing.

Offered - CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, shower room, off-road parking, garage, gardens, 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**  
 UPVC double glazed entrance door to front, two built in cupboards, one housing the gas central heating boiler, radiator.

**Lounge**  
**14'10" (4.52m) x 11'4" (3.45m)**  
 UPVC double glazed French doors opening to conservatory, radiator.

**Conservatory**  
**9'2" (2.79m) x 8'2" (2.49m)**  
 UPVC double glazed conservatory, entrance door opening to side, tiles to floor, electric lights and power.

**Kitchen**  
**9'1" (2.77m) x 8'3" (2.51m)**  
 Fitted kitchen units to wall and floor complemented by a roll edge worktop, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to front, tiled splashback, radiator.

