



Monkhams Drive, Watton, Thetford, IP25 6PE

Two bedroom link-detached bungalow, situated in a popular area of Watton. The bungalow includes, fitted kitchen, spacious lounge, shower room, conservatory, garage, off road parking for three vehicles, gardens and UPVC double glazing.
VIEWING HIGHLY RECOMMENDED

Guide Price £270,000-£280,000 Freehold

Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)





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Situated in the popular market town of Watton, Longsons are delighted to bring to the market this link-detached two bedroom bungalow in a good decorative state but ready for you to put your own stamp on it! The property boasts, large entrance porch, entrance hall, shower room, fitted kitchen with breakfast bar, spacious lounge, conservatory, two double bedrooms, garage, established, low maintenance front and rear gardens, UPVC 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.

Porch

15'9" (4.8m) x 4'8" (1.42m)

UPVC double glazed entrance door, space for washing machine, UPVC double glazed door leading to garage UPVC double glazed door leading to rear garden.

Entrance Hall

UPVC double glazed door, storage cupboard housing alarm, loft access, cupboard housing boiler, radiator.

Kitchen/Breakfast Room

10'11" (3.33m) x 10'4" (3.15m)

Range of units to walls and floor complemented by a roll edge worktop with granite sink unit and mixer tap, space for dishwasher, fridge freezer and double oven, breakfast bar, tiled splashback, cupboard housing the hot water tank, ceramic tiles to floor, UPVC double glazed window to rear, radiator, door leading to passageway/porch.

Shower Room

Shower cubicle with power shower over, WC, wash basin, fully tiled walls, vinyl to floor, UPVC obscured double glazed window to side, towel radiator.

Lounge

19'9" (6.02m) x 11'0" (3.35m)

Electric fire sitting on a slate hearth, UPVC double glazed window to side, radiator, TV point, UPVC double glazed patio door leading to conservatory.

Conservatory

10'11" (3.33m) x 9'8" (2.95m)

UPVC constructed conservatory with double patio doors leading to rear garden, ceramic tiles to floor, radiator.

Bedroom One

12'6" (3.81m) Max x 11'0" (3.35m)

Built in double wardrobe, UPVC double glazed windows to side and front, radiator.

Bedroom Two

10'11" (3.33m) x 9'9" (2.97m)

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

Garage

15'9" (4.8m) x 9'6" (2.9m)

Electric roller door to front, power and lights, workbench to the rear, door leading to passageway/porch.

Outside Front

Front garden mainly laid to brick weave with gravel section, plants and shrubs to beds and borders, off road parking for three cars.

Rear Garden

Low maintenance rear garden laid to brickweave and gravel, circular patio seating area, greenhouse, three sheds, plants and shrubs to beds and borders, established trees.

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.

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- Two Double Bedrooms

- Conservatory

- Spacious Lounge

- Garage

- Ample Off-Street Parking

- Established Gardens

- UPVC Double Glazing

- Link-Detached Bungalow



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