



Stokes Avenue, Watton, Thetford, IP25 6LP

CHAIN FREE

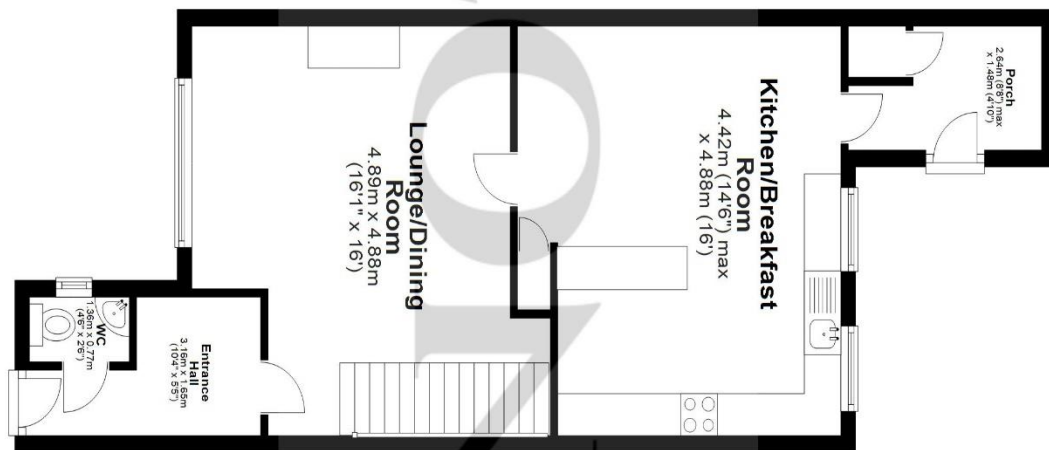
Mid terrace, three bedroom house in the popular market town of Watton. The property offers kitchen/breakfast room, ground floor cloakroom with WC, gardens, gas central heating and UPVC double glazing.

Price £175,000 Freehold



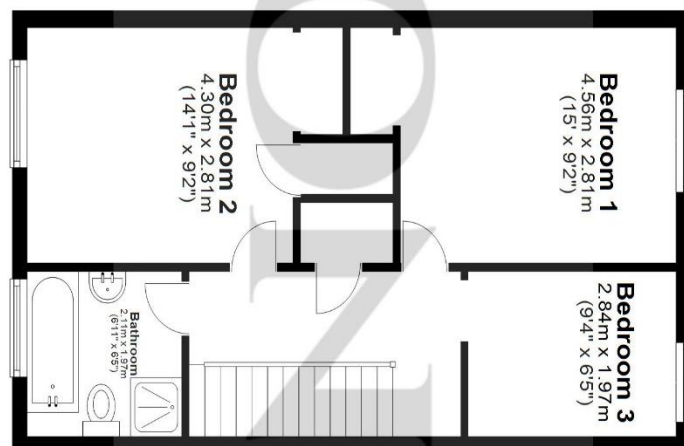
Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



Longsons are delighted to bring to the market this three bedroom mid terraced house. The property offers kitchen/breakfast room, ground floor cloakroom WC, rear porch, gardens, parking, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, rear lobby, three bedrooms, bathroom, 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

Composite entrance door to front, radiator.

Cloak Room

Wash basin, WC, obscure glass UPVC double glazed window to side.

Lounge

16'1" (4.9m) Max x 16'0" (4.88m) Max

Feature fireplace with inset live flame gas fire, stairs to the first floor, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room

16'0" (4.88m) x 14'6" (4.42m) Max

Fitted kitchen units to wall and floor complemented by a work surface over and stainless steel sink unit with mixer tap and drainer, breakfast bar, integrated fridge, integrated freezer, space and plumbing for washing machine, space for electric oven, extractor hood over, two UPVC double glazed windows to rear, tiled splashback, radiator.

Rear Porch

8'8" (2.64m) x 4'10" (1.47m)

Fitted storage cupboard, UPVC double glazed entrance door opening to rear garden.

Stairs and Landing

Loft access, built-in cupboard housing gas central heating boiler and hot water cylinder.

Bedroom One

15'0" (4.57m) Max x 9'2" (2.79m) Max

UPVC double glazed window to front, built-in curtained wardrobe, built in storage cupboard.

Bedroom Two

14'1" (4.29m) x 9'2" (2.79m) Max

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

Bedroom Three

9'4" (2.84m) x 6'5" (1.96m)

UPVC double glazed window to rear, radiator.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, wash basin. WC, fully tiled walls, obscured glass UPVC double glazed window to front, radiator.

Rear Garden

Fully enclosed rear garden laid to low maintenance patio paving slabs, wooden garden shed, outside lights, outside tap, gated access to rear parking area.

Outside Front

Front garden laid to lawn, shrubs and plants to beds and borders, pathway leading to entrance door.

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.

- Three Bedrooms
- Mid-Terrace
- Kitchen/Breakfast Room
- Gardens
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE

