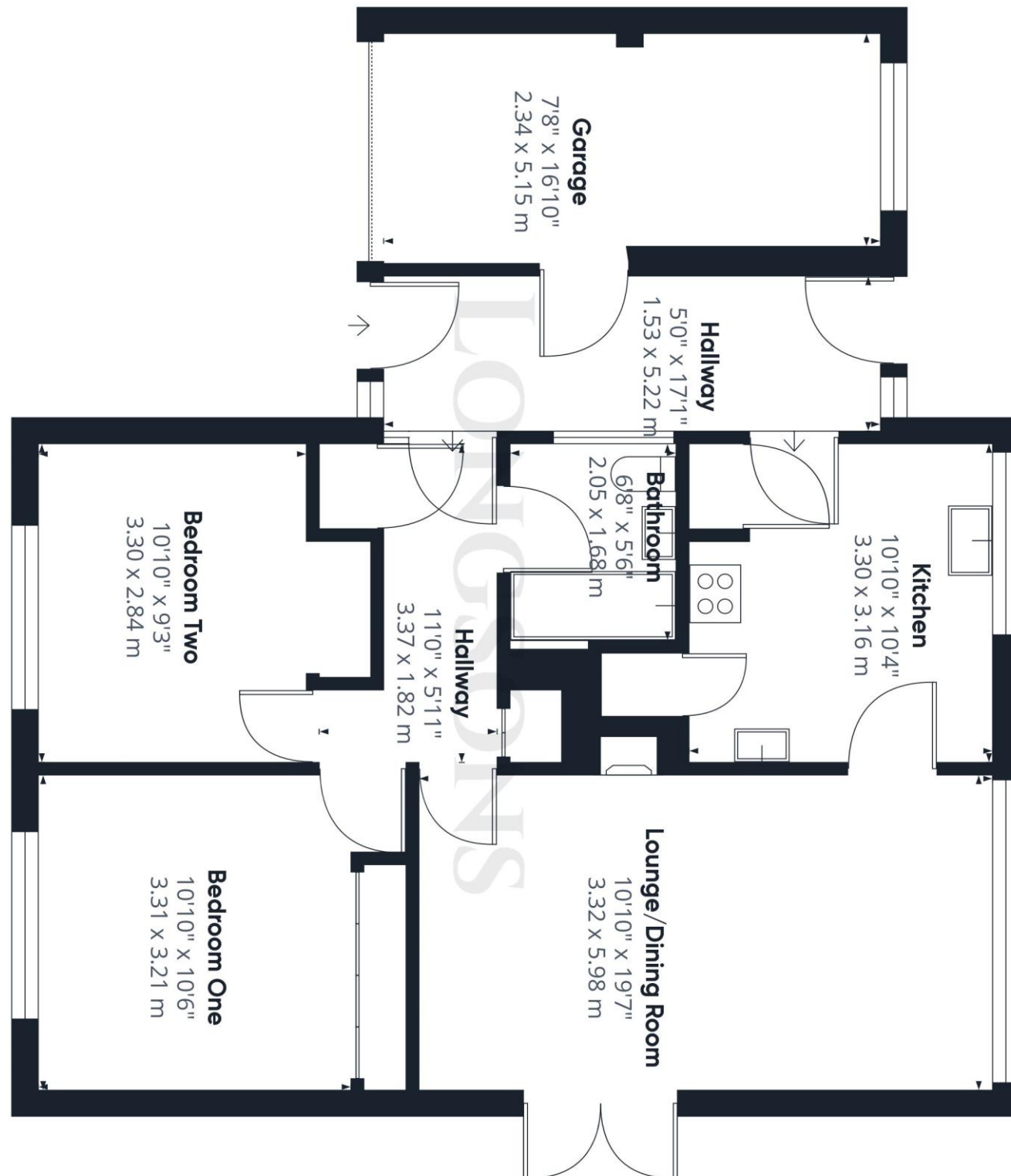




14 Monkams Drive, Watton, Thetford, IP25 6PE

Offered with no onward chain!
 Very well presented, detached two bedroom bungalow situated on a popular development in Watton. The property benefits from log burning stove, garage, parking, gardens and UPVC double glazing.
 Viewing highly recommended!

Offers Over £250,000 Freehold





OFFERS OVER £250,000. No onward chain. Situated on a popular development in Watton, Longsons are delighted to bring to the market this very well presented, detached two bedroom bungalow, having recently been re-roofed and rewired throughout. The property offers log burner, garage, gardens, parking and UPVC double glazing throughout.

Briefly, the property offers covered side passageway, entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, garage, gardens, off-street parking, log burning stove, electric 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

Two built in storage cupboards, entrance door opening to covered passageway.

Lounge/Dining Room

Feature fireplace with log burning stove, UPVC double glazed French doors opening to side aspect, UPVC double glazed window to rear aspect, modern wall mounted electric panel heater.

Kitchen

10'10" (3.3m) x 10'4" (3.15m)

Range of fitted kitchen units to walls and floor complemented by a roll edge worktop, stainless steel sink unit with mixer tap and drainer, electric oven and hob with extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, built in storage cupboard, built in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed window to rear aspect, entrance door opening to covered passageway.

Covered Passageway

Entrance doors to front and rear aspect, electric lights and power sockets.

Bedroom One

10'10" (3.3m) x 10'6" (3.2m)

Built in wardrobes, UPVC double glazed window to front aspect, modern wall mounted electric panel heater.

Bedroom Two

10'10" (3.3m) x 9'3" (2.82m) Max

UPVC double glazed window to front aspect, electric wall mounted panel heater.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC window to side aspect.

Garage

Main up and over door to front aspect, UPVC double glazed window to rear aspect, entrance door to side aspect.

Outside Front

Front garden laid to lawn, driveway providing off road parking and access to garage, shrubs and flowers to beds, outside lights.

Rear Garden

Fully enclosed rear garden laid to lawn, a further area to side, wooden summer house, wooden garden shed, shrubs and plants to borders, outside lights, wooden fence to perimeter.

Agent's Notes

EPC rating E40 (Full copy available on request)
Council tax band C (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.

- Two Bedroom Bungalow
- Detached
- Popular Location
- Log Burning Stove
- Off-Street Parking
- Garage

