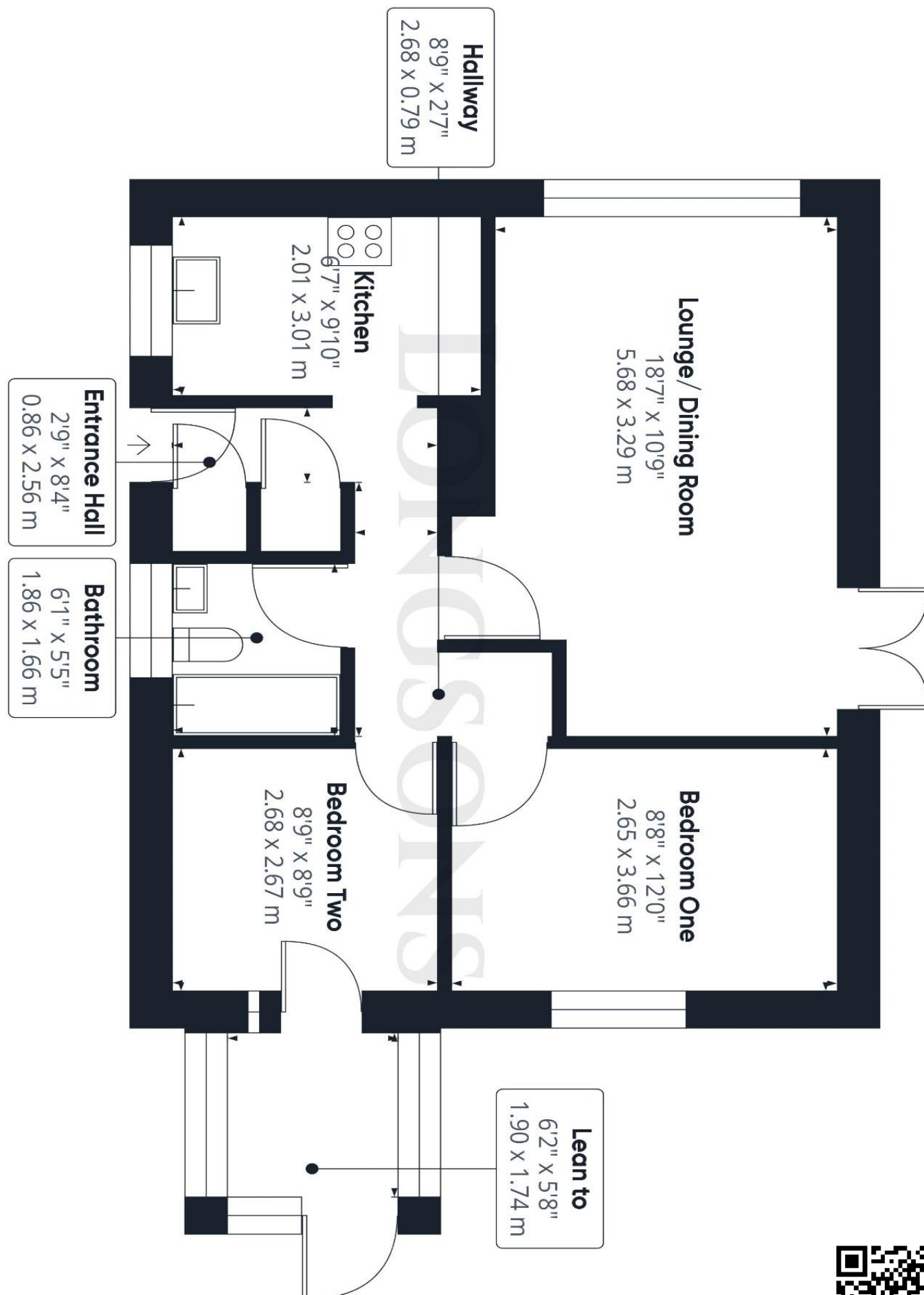




### Hamilton Close, Watton, Thetford, IP25 6EX

A well presented, detached two bedroom bungalow situated within easy reach of Watton town centre. The property offers garage, parking, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

**Guide Price £230,000- £240,000 Freehold**







#### Garage

Main up and over door to front aspect, entrance door opening to rear garden, electric light and power.

#### Outside Front

Low maintenance front garden laid to shingle, selection of shrubs, outside light, gated access to rear garden, driveway to side providing off road parking.

#### Rear Garden

Area to side laid to lawn with wooden decked seating area, paved patio seating area, wooden garden shed/workshop with light and power, external power sockets, outside light, outside tap, shrubs and plants to beds and borders, garden wall and wooden fence to perimeter, gated access to rear parking, gated access to front.

#### Agents Note

EPC rating D63 (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.

- Detached Bungalow
- Two Bedrooms
- Lounge/ Dining Room
- Close to Town Centre
- Garage & Parking
- Gardens
- UPVC Double Glazing
- Gas Central Heating

Guide Price £230,000-£240,000

Situated within easy reach of Watton town centre Longsons are delighted to bring to the market this well presented detached two bedroom bungalow. The property offers garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, lean-to, two bedrooms, bathroom, garage, parking, garden, gas central heating and UPVC double glazing.

Watton

The well served market town of Watton is in the district of Breckland, 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

Composite entrance door to front aspect, two built in storage cupboards, loft access, radiator.

#### Lounge/ Dining Room 18'7" (5.66m) Max x 10'9" (3.28m) Max

UPVC double glazed French doors opening to side aspect, UPVC double glazed bay window opening to front aspect, two radiators.

#### Kitchen 6'7" (2.01m) x 9'10" (3m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated fridge and freezer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, fully tiled walls, UPVC double glazed window to front aspect.

#### Bedroom One 8'8" (2.64m) x 12'0" (3.66m)

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Two 8'9" (2.67m) x 8'9" (2.67m)

Entrance door opening to lean to conservatory, radiator.

#### Lean-to 6'2" (1.88m) x 5'8" (1.73m)

Aluminium frame construction, entrance door opening to rear garden.

#### Bathroom

Modern bathroom suite comprising bath with shower over and shower curtain, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side aspect.

