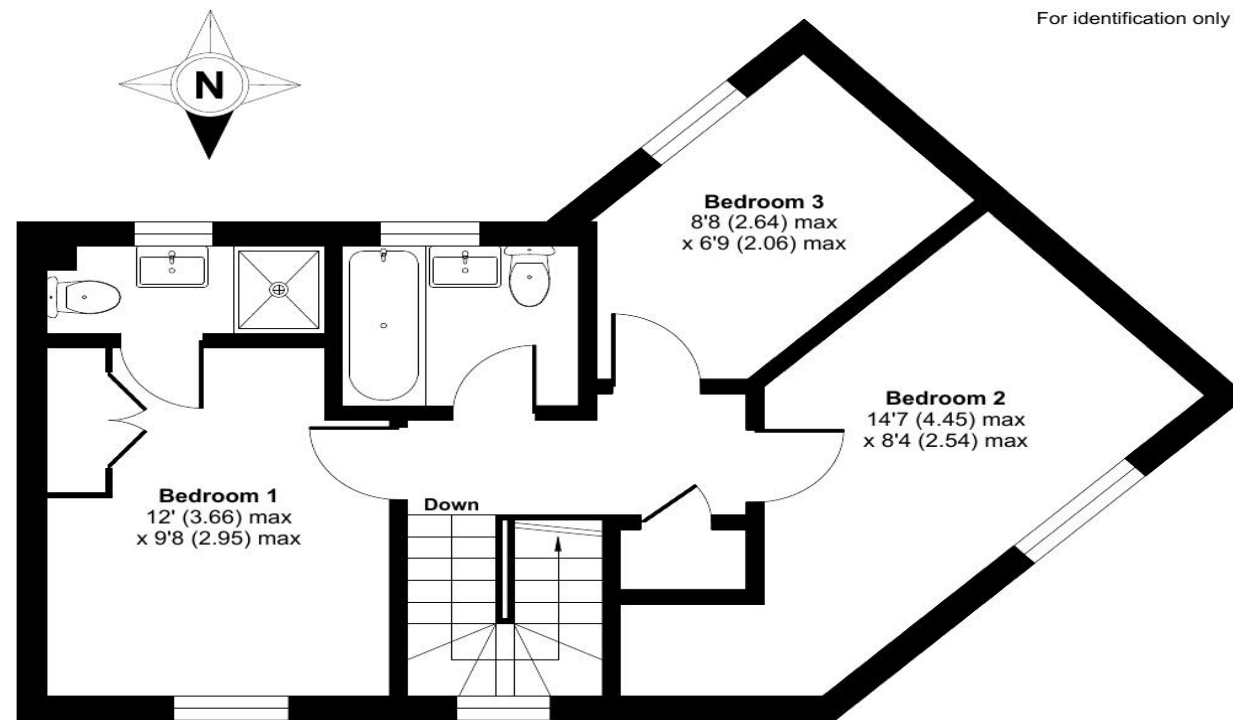


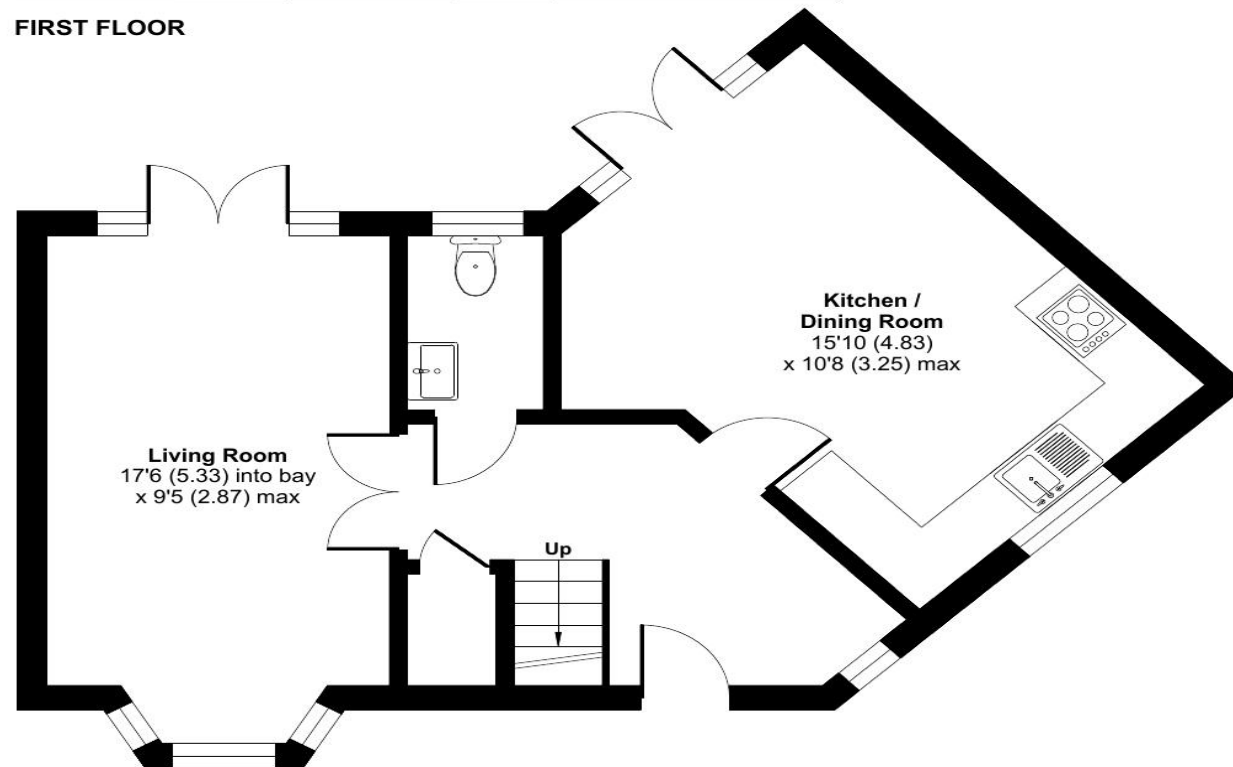
Washington Drive, Watton, Thetford, IP25

Approximate Area = 973 sq ft / 90.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1208442



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Washington Drive,, Carbrooke, Thetford, IP25 6GY

Very well presented, modern three bedroom semi-detached house, situated on a popular development. The property benefits include en-suite shower room, kitchen/dining room, cloakroom with WC, gardens, allocated parking, gas central heating and UPVC double glazing.

Guide Price £210,000 - £220,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Situated on a popular development in Carbrooke, Longsons are delighted to bring to the market, this very well presented, modern three bedroom semi-detached house. The property offers en-suite shower room, kitchen/dining room, cloakroom with WC, gardens, two allocated parking spaces, gas central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, two allocated parking spaces, gardens, 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, stairs to first floor, understairs storage cupboard, UPVC double glazed window to front, tiles to floor, radiator.

Living Room
17'6" (5.33m) Into Bay x 9'5" (2.87m) Max

UPVC double glazed French doors opening to rear garden, walk in bay window with UPVC double glazed window to front, two radiators.

Kitchen/Dining Room
15'10" (4.83m) x 10'8" (3.25m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap

and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, tiles to floor, radiator.

Cloakroom

Wash basin, WC, obscure glass double glazed window to rear, tiled splashback, tiles to floor, radiator.

Stairs & Landing

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

Bedroom One
12'0" (3.66m) x 9'8" (2.95m)

UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to rear, radiator.

Bedroom Two
14'7" (4.45m) Max x 8'4" (2.54m) Max

UPVC double glazed window to front, radiator.

Bedroom Three
8'8" (2.64m) Max x 6'9" (2.06m) Max

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath, wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, extractor fan, radiator.

Outside Front

Low maintenance front garden laid to shingle, iron railing fence to perimeter.

Rear Garden

Low maintenance, enclosed rear garden laid to artificial grass, paved patio seating area, wooden garden shed, outside tap, wooden fence to perimeter, gated access to rear parking

area with two allocated parking spaces, external power socket.

Agent's Notes

EPC rating C79 (Full copy available on request)
Council tax band C (Own enquiries should be make 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.

- Modern Well Presented Semi-detached House
- Three Bedrooms
- En-suite Shower Room
- Energy Efficiency Rating C79
- Kitchen/Dining Room
- Cloakroom with WC
- Two Allocated Parking Spaces
- Gardens
- Gas Central Heating
- UPVC Double Glazing

