

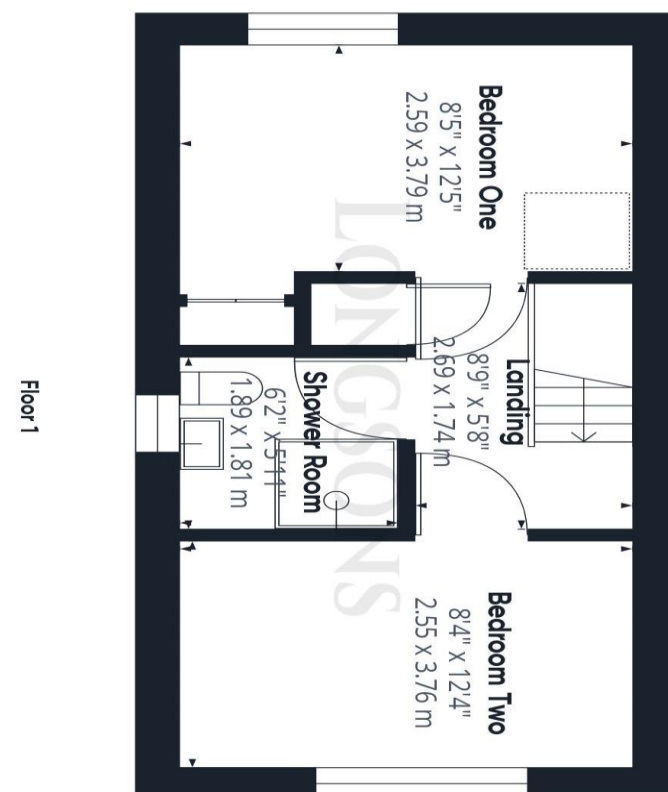
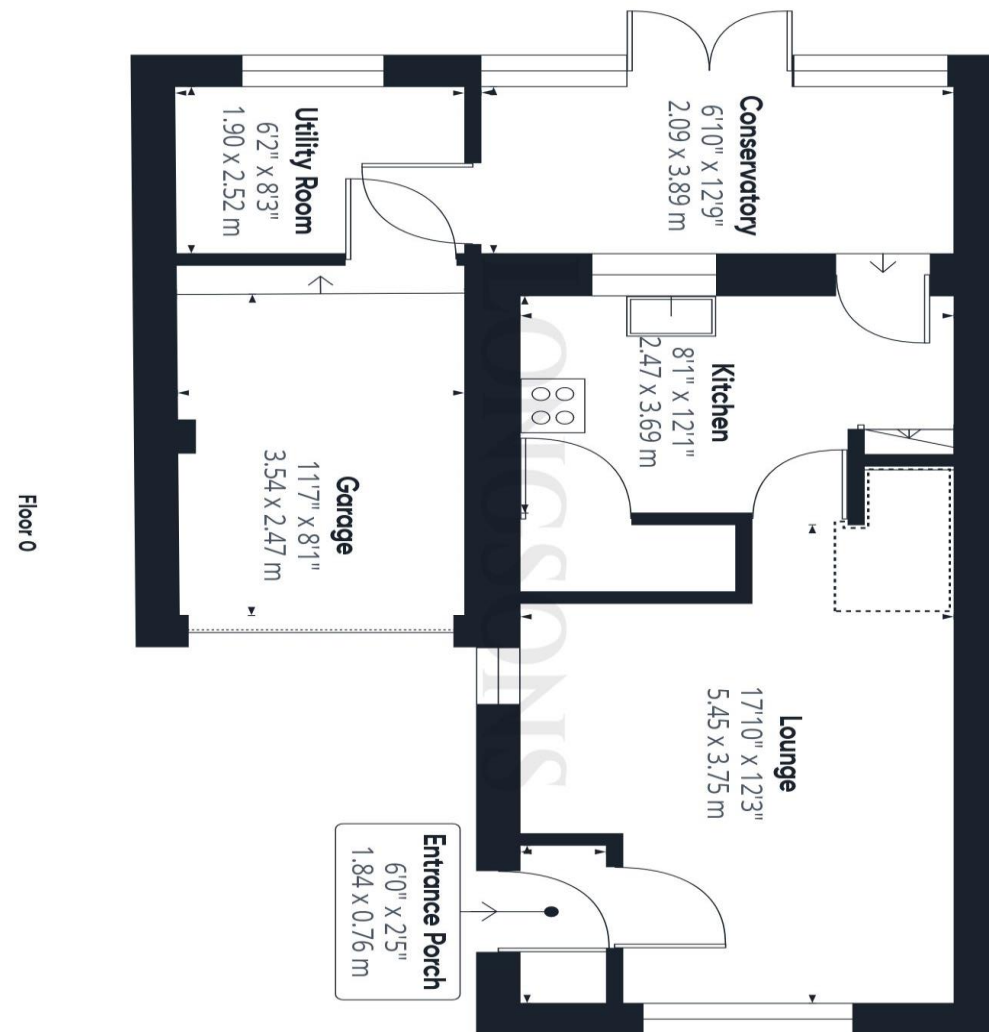


Henrys Court, Watton, Thetford, IP25 6UL

CHAIN FREE!

A very well presented two bedroom semi-detached house situated in the Norfolk town of Watton. The property offers updated kitchen, conservatory, utility room, delightful gardens, garage and off road parking. Viewing is highly recommended.

Price £219,950 Freehold





Bedroom Two
12'4" (3.76m) x 8'4" (2.54m)
UPVC double glazed window to front aspect, radiator.

Shower Room
Shower cubicle with electric shower over, wash basin, WC, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to side aspect, heated towel rail.

Garage
11'7" (3.53m) x 8'1" (2.46m)
Up and over main door to front, electric light and power.

Outside - Front
Laid to low maintenance shingle with off road parking for three to four vehicles, access to garage door.

Rear Garden
Well maintained, enclosed rear garden laid to lawn, paved patio seating area, paved paths to sides and rear, wooden garden shed, shrubs to beds and borders, wooden garden fence to perimeter.

Agent's Notes
EPC rating 70C (Full copy available on request)
Council tax band A (Own enquiries should be make via Breckland District Council)

- Semi-detached House
- Two Bedrooms
- NO CHAIN!!
- Well Presented Throughout
- Conservatory
- Updated Kitchen
- Utility Room
- Garage + Parking
- Gas Central Heating
- UPVC Double Glazing

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.

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this very well presented two bedroom semi-detached house. The property boasts a conservatory, updated kitchen, utility room, delightful gardens with shed/small workshop, garage and off road parking, gas central heating and UPVC double glazing.

Offered - CHAIN FREE!

Viewing is highly recommended.

Briefly, the property comprises entrance porch, lounge, kitchen, conservatory, utility room, two bedrooms, shower room, garage, gardens, parking to the front, 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 Porch
UPVC double glazed entrance door to side, tiles to floor.

Lounge
17'10" (5.44m) x 12'3" (3.73m)
UPVC double glazed window to front and side aspects, wood effect laminate to floor, radiator.

Kitchen
12'1" (3.68m) x 8'1" (2.46m)
Fitted kitchen units to walls and floor, work surface over, enamel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, built-in storage cupboard,

space for slimline dishwasher, space for under counter fridge, tiled splashback, tiles to floor, stairs to first floor, UPVC double glazed window to rear, UPVC double glazed stable style door opening to conservatory, radiator.

Conservatory
12'9" (3.89m) x 6'10" (2.08m)
Double glazed conservatory, French doors opening to rear garden, tiles to floor, wall lights.

Utility Room
8'3" (2.51m) x 6'2" (1.88m)
(Rear of garage converted to utility area) kitchen units with work surface over, space and plumbing for washing machine, wall mounted gas central heating boiler, window to rear aspect.

Stairs & Landing
Built-in storage cupboard, loft access.

Bedroom One
12'5" (3.78m) Max x 8'3" (2.51m) Max
Built-in wardrobe, UPVC double glazed window to rear aspect, radiator.

