

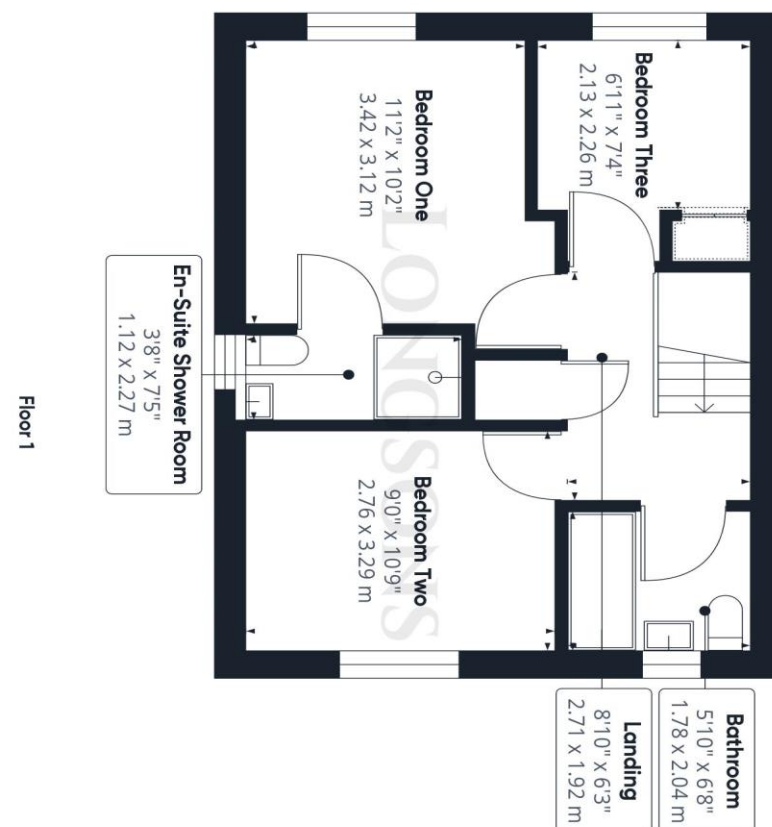
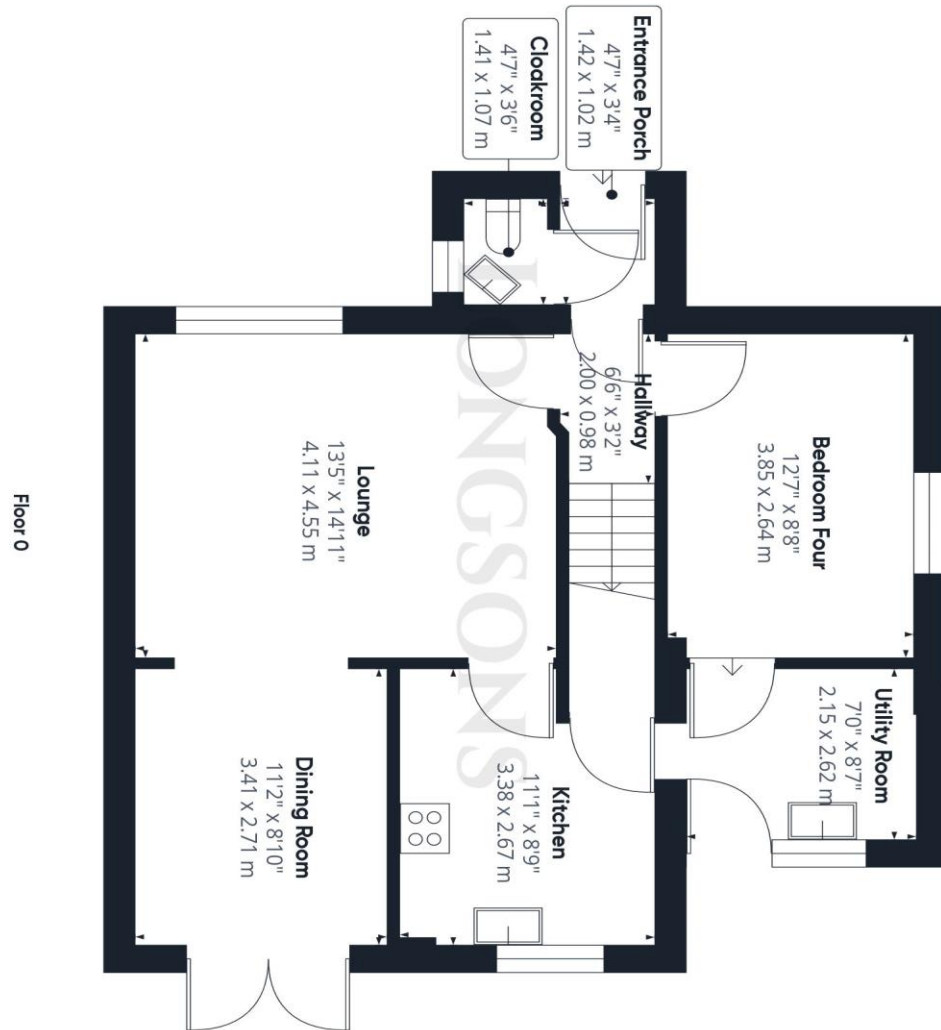


## Jubilee Road, Watton, Thetford, IP25 6BJ

**NO CHAIN!**

An attractive, spacious detached 3/4 bedroom family house situated in the popular market town of Watton. The property offers air conditioning throughout, lounge, dining room, utility, cloakroom, en-suite, fully enclosed garden, gas central heating and UPVC double glazing.

**Offers in Excess of £300,000 Freehold**





Situated in the popular market town of Watton in a very convenient location not far from the schools, shops and amenities, Longsons are delighted to bring to the market this deceptively spacious, family sized three to four bedroom detached house. The property boasts two reception rooms, en-suite shower room, utility room, gas central heating, additional air conditioning units providing cold and hot temperatures, UPVC double glazing, utility, ground floor cloakroom, gardens and parking. Offered with no onward chain! Viewing Highly Recommended!

Briefly, the property offers entrance hall, cloakroom, lounge, dining room, kitchen, utility room, three to four bedrooms, en-suite to bedroom one, family bathroom, converted garage (currently fourth bedroom), gardens, gas central heating, air conditioning, 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. 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.

**Entrance Porch**

Composite entrance door to front aspect, radiator, wooden, partially glazed door leading to hallway.

**Hallway**

Stairs to first floor.

**Lounge**

**14'11" (4.55m) x 13'5" (4.09m)**

UPVC double glazed window to front aspect, radiator, archway to dining room.

**Dining Room**

**11'2" (3.4m) x 8'10" (2.69m)**

UPVC double glazed French doors opening to rear garden, wall mounted air conditioning unit, radiator.

**Kitchen**

**11'1" (3.38m) x 8'9" (2.67m)**

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, space for

tumble dryer, integrated Bosch double electric oven, hob with extractor hood over, space for tall upright fridge/freezer, under stairs storage cupboard, tiled splashback, radiator, UPVC double glazed window to rear aspect.

**Utility Room**

**8'7" (2.62m) x 7'0" (2.13m)**

Fitted kitchen units to wall and floor, stainless steel sink unit with drainer, space and plumbing for washing machine, floor mounted gas central heating boiler, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect.

**Cloakroom**

Wash basin, WC, obscure glass UPVC double glazed window to side aspect, tiled splashback, radiator.

**Ground Floor Bedroom Four**

**12'7" (3.84m) x 8'8" (2.64m)**

Wall mounted air conditioning unit, UPVC double glazed window to side aspect, radiator.

**Stairs and Landing**

Cupboard housing the hot water cylinder, loft access, radiator.

**Bedroom One**

**11'2" (3.4m) x 10'2" (3.1m)**

UPVC double glazed window to front aspect, radiator, wall mounted air conditioning unit, door leading to en-suite shower room.

**En-Suite Shower/Wet Room**

Fully tiled wet room with rainfall shower head, wash basin, WC, UPVC double glazed obscure glass window to side aspect, towel radiator.

**Bedroom Two**

**10'9" (3.28m) x 9'0" (2.74m)**

UPVC double glazed window to rear aspect, wall mounted air conditioning unit, radiator.

**Bedroom Three**

**7'4" (2.24m) x 6'11" (2.11m)**

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

**Bathroom**

Bathroom suite comprising spa bath with mixer tap, separate hand shower attachment and shower screen, wash basin, WC, tiled splashbacks, obscure glass UPVC double glazed obscure glass window to rear aspect, extractor fan, radiator.

**Outside Front**

Driveway laid to low maintenance shingle providing side by side parking for several vehicles, outside light, side path leading to rear garden.

**Rear Garden**

Fully enclosed rear garden mainly laid to lawn, paved patio seating area, wooden garden shed, covered seating area, outside light, outside tap, gated access to front.

**Agent`s Notes**

EPC rating TBC (Full copy available on request)

Council tax band D (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.

**\*\*MORE PHOTOS TO FOLLOW\*\***

- Detached House
- Three to Four Bedrooms
- En-suite Shower Room
- Utility Room
- Two Reception Rooms
- Air Conditioning
- Gas Central Heating
- UPVC Double Glazing
- Gas Central Heating
- NO CHAIN
- MORE PHOTOS TO FOLLOW

