

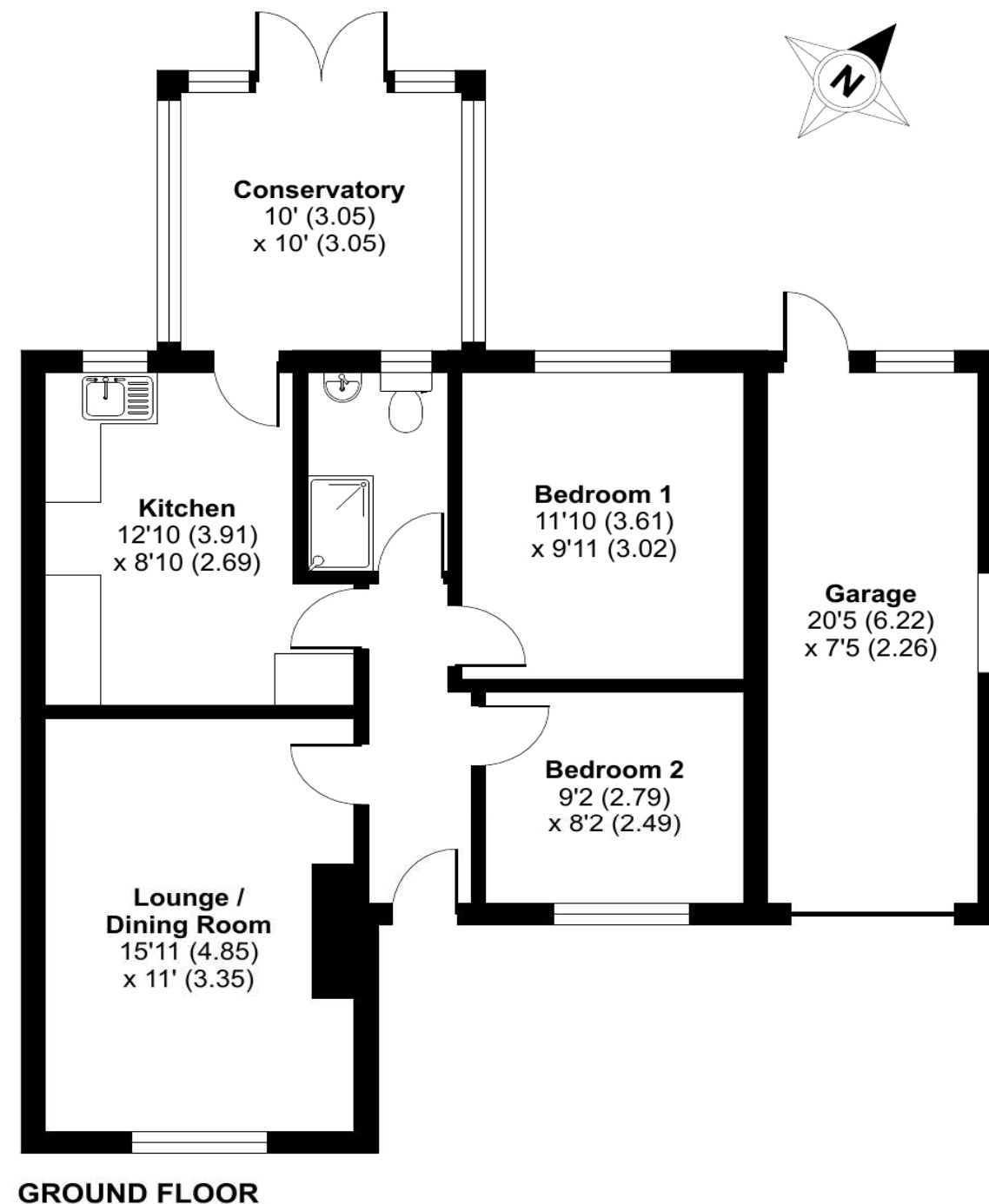
## Wodehouse Court, Watton, Thetford, IP25

Approximate Area = 715 sq ft / 66.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 869 sq ft / 80.7 sq m

For identification only - Not to scale



### Wodehouse Court, Watton, Thetford, IP25 6XP

CHAIN FREE! Two bedroom semi detached bungalow, situated on a popular development, enjoying open countryside views to the rear in Watton. The property would benefit from an update and offers plenty of potential. Includes garage, parking, conservatory, gas central heating and UPVC double glazing.

**Price £175,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1208801



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### Outside Front

Front garden laid to lawn, driveway providing off road parking for approximately three vehicles, outside lights.

### Rear Garden

Rear garden overlooking open countryside, laid to lawn, paved patio seating area, wooden fence to perimeter, outside tap .

### Agents Notes

EPC rating D64 ((Full copy available on request)

Council tax band B (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.

- Two Bedrooms
- Semi-Detached Bungalow
- Off Road Parking
- Energy Efficiency Rating D64
- Conservatory
- Gardens
- Plenty of Potential
- Garage
- UPVC Double Glazing
- Gas Central Heating

Situated on a popular development in Watton, overlooking open countryside views to the rear, Longsons are delighted to bring to the market this semi-detached two bedroom bungalow. The property would benefit from an update and some modernisation and offers plenty of potential with a garage, parking, conservatory, gardens, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

### 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

UPVC double glazed entrance door to front, built in cupboard housing hot water cylinder, loft access.

### Lounge/Dining Room

**15'11" (4.85m) x 11'0" (3.35m)**

Wall mounted gas heater with back boiler, UPVC double glazed window to front, radiator.

### Kitchen/Breakfast Room

**12'10" (3.91m) x 8'10" (2.69m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, space for electric/ gas oven and hob, space for tall upright fridge/freezer, entrance door opening to conservatory, UPVC double glazed window to rear.

### Conservatory

**10'0" (3.05m) x 10'0" (3.05m)**

UPVC double glazed conservatory, French doors opening to rear garden, tiles to floor, electric lights and power.

### Bedroom One

**11'10" (3.61m) x 9'11" (3.02m)**

UPVC double glazed window to rear, radiator.

### Bedroom Two

**9'2" (2.79m) x 8'2" (2.49m)**

UPVC double glazed window to front, radiator.

### Shower/Wet Room

Shower, wash basin, WC, tiled splashback, obscure glass UPVC window to rear, radiator.

### Garage

**20'5" (6.22m) x 7'5" (2.26m)**

Main up and over door to front, entrance door opening to rear garden, UPVC double glazed windows to rear and side, electric lights and power.

