

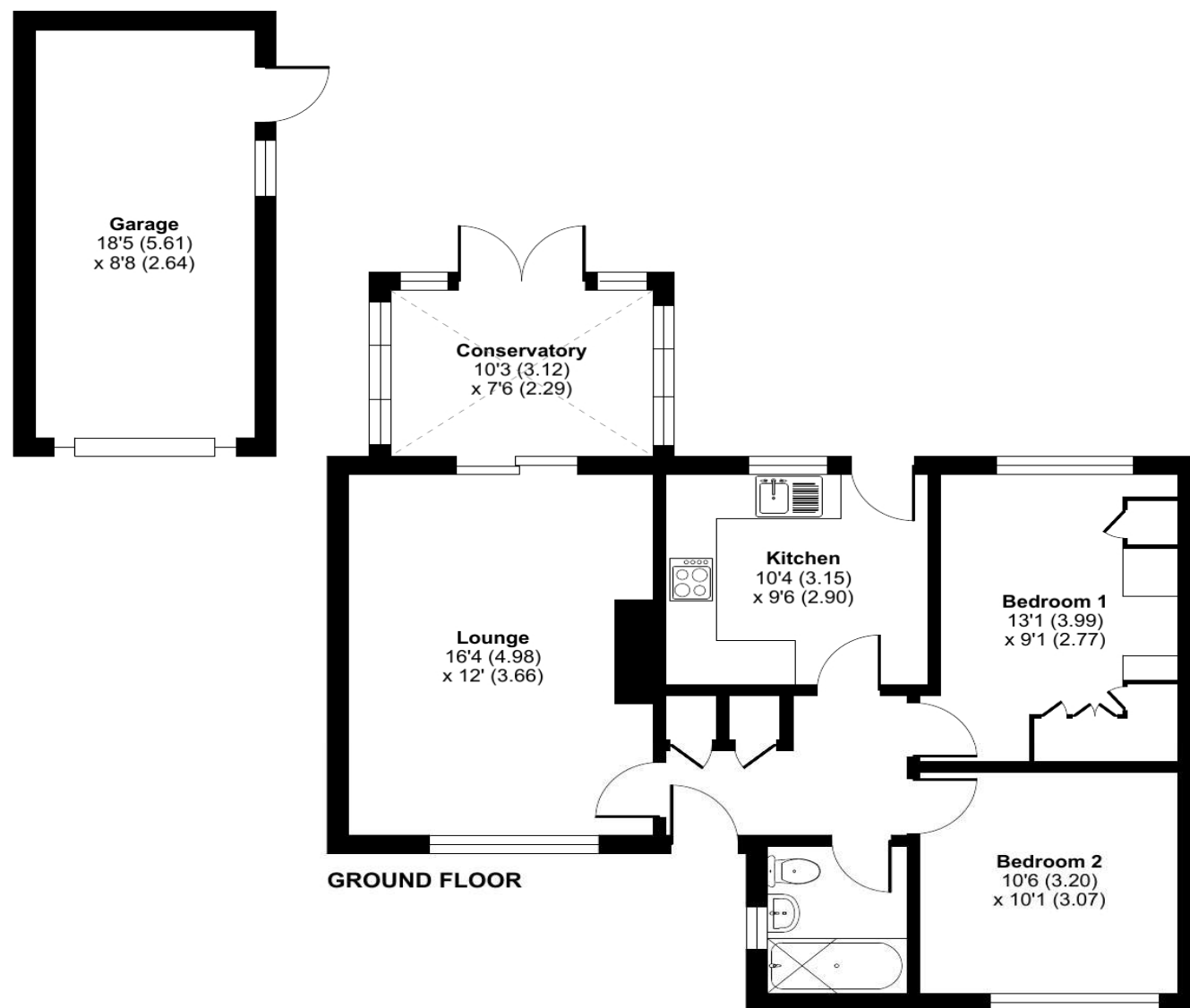
## Kingfisher Way, Watton, Thetford, IP25

Approximate Area = 736 sq ft / 68.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 896 sq ft / 83.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Longsons. REF: 1176637



## Kingfisher Way, Watton, Thetford, IP25 6SR

Guide price £230,000-£240,000

CHAIN FREE! Well presented, two bed, detached bungalow situated on a sought after development in Watton. The property offers conservatory, garage, gardens, parking, gas central heating, and UPVC double glazing. Viewing highly recommended.

18 High Street, Watton, Thetford, IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>



18 High Street, Watton, Thetford, IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>





### Outside Front

Front garden laid to lawn, driveway laid to shingle providing off road parking, outside lighting, shrubs and plants to borders, gated access to rear garden.

### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside lights, outside tap, shrubs and plants to borders, wooden fence and garden wall to perimeter, gated access to rear, gated access to front.

### Agent's Notes

EPC rating D64 (Full copy available on request)

Council tax band C (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
- Conservatory
- Energy Efficiency Rating D64
- Garage
- Gardens
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE
- VIEWING HIGHLY RECOMMENDED

Guide price £230,000-£240,000

Situated in a sought after development in Watton, Longsons are delighted to bring to the market, this well presented, detached, two bedroom bungalow. The property offers conservatory, garage, gardens, gas central heating, and UPVC double glazing. Offered chain free!

#### 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

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

### Kitchen

**10'4" (3.15m) x 9'6" (2.9m)**

Fitted kitchen units, wall and floor, work surface over, composite sink units with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, radiator.

### Lounge

**16'4" (4.98m) x 12'0" (3.66m)**

Feature fireplace with inset live flame gas fire, double glazed patio doors opening to conservatory, UPVC double glazed window to front, radiator.

### Conservatory

**10'3" (3.12m) x 7'6" (2.29m)**

UPVC double glazed conservatory with French doors opening to rear garden, wall mounted electric heater, electric power and light.

### Bedroom One

**13'1" (3.99m) x 9'1" (2.77m)**

Fitted wardrobes, UPVC double glazed window to rear, radiator.

### Bedroom Two

**10'6" (3.2m) x 10'1" (3.07m)**

UPVC double glazed window to front, radiator.

### Bathroom

Bathroom suite comprising of bath with shower over and shower screen, wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side, radiator.

### Garage

**18'5" (5.61m) x 8'8" (2.64m)**

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

