

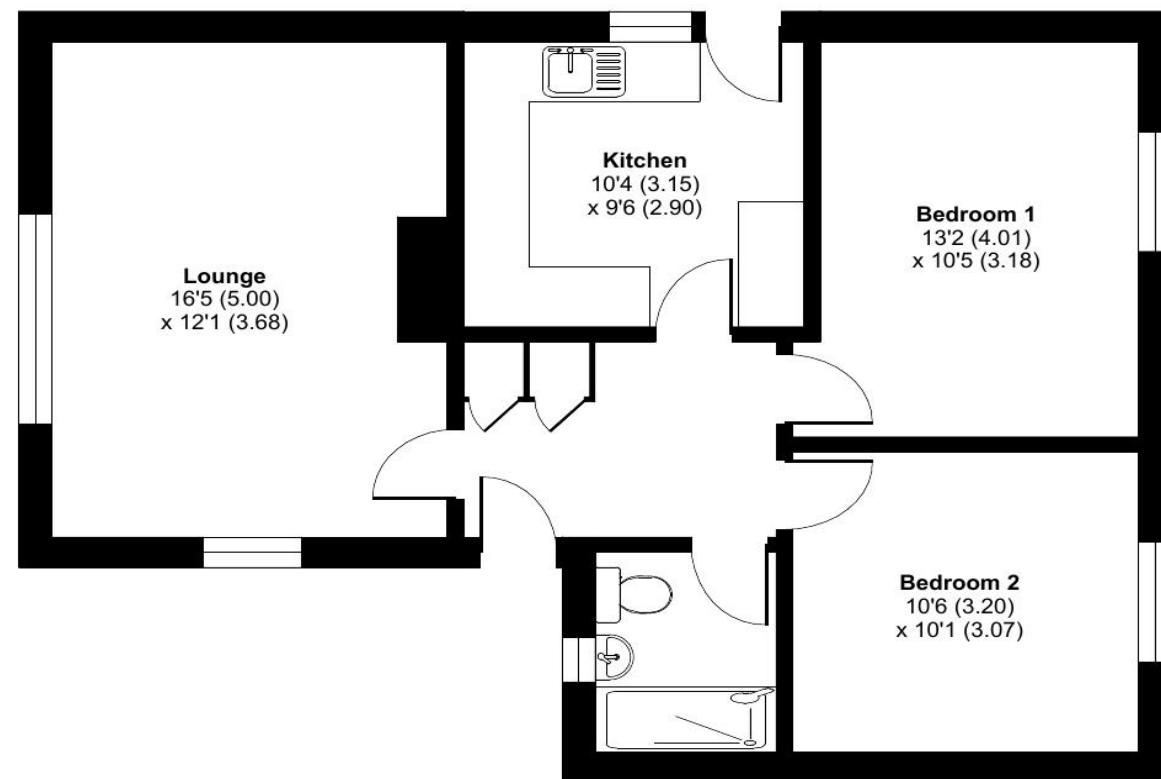
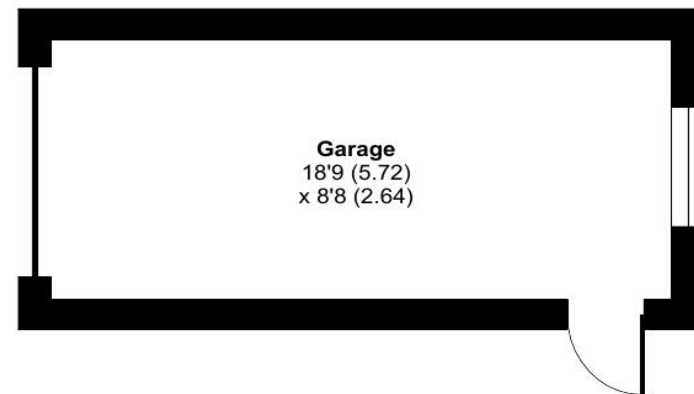
# Kingfisher Way, Watton, Thetford, IP25

Approximate Area = 660 sq ft / 61.3 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 823 sq ft / 76.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Longsons. REF: 1221466



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

**CHAIN FREE!**

Very well presented, detached modern two bedroom bungalow situated on a popular development in Watton. This superb property offers garage, carport, parking, gardens, shower room, kitchen/breakfast room, gas central heating and UPVC double glazing.

Viewing highly recommended.

**Offers In Excess Of £240,000 Freehold**

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### Outside Front

Front and side garden laid to lawn, shrubs and plants to beds and borders, carport, driveway providing off road parking, outside light, external electric power sockets, outside tap, gated access to rear garden.

### Rear Garden

Enclosed, private rear garden laid to lawn, paved patio seating area, wooden garden shed, outside lights, garden wall and wooden fence to perimeter, 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 Double Bedrooms
- Popular Location
- Energy Efficiency Rating D64
- Private, Enclosed Rear Garden
- Garage, Carport and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

Situated on a popular development in Watton, Longson's are delighted to bring to the market this very well presented, detached two bedroom bungalow. This fantastic property offers garage with remote control door, carport, parking, gardens, kitchen/breakfast room, shower room, gas central heating and UPVC double glazing.

CHAIN FREE!

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, two double bedrooms, garage, carport, gardens, off road parking, UPVC double glazing and gas central heating.

### 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 cupboard housing modern gas central heating boiler, built-in cupboard housing hot water cylinder, loft access.

### Lounge

**16'5" (5m) x 12'1" (3.68m)**

Feature fireplace with inset live flame gas fire, UPVC double glazed window to front and side, radiator.

### Kitchen/Breakfast Room

Fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, integrated double electric oven and hob with

extractor hood over, space for under counter fridge/freezer, space and plumbing for washing machine, breakfast bar, UPVC double glazed entrance door opening to side, UPVC double glazed window to side, tiled splashback, radiator.

### Bedroom One

**13'2" (4.01m) x 10'5" (3.18m)**

UPVC double glazed window to rear, radiator.

### Bedroom Two

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

UPVC double glazed window to rear, radiator.

### Shower Room

Large double shower cubicle, wash basin set within fitted cabinet, WC, radiator, obscure glass UPVC double glazed window to front, fully tiled walls.

### Garage

**18'9" (5.72m) x 8'8" (2.64m)**

Remote control motorised main roller door to front, window to rear, entrance door opening to rear garden, electric lights and power.

