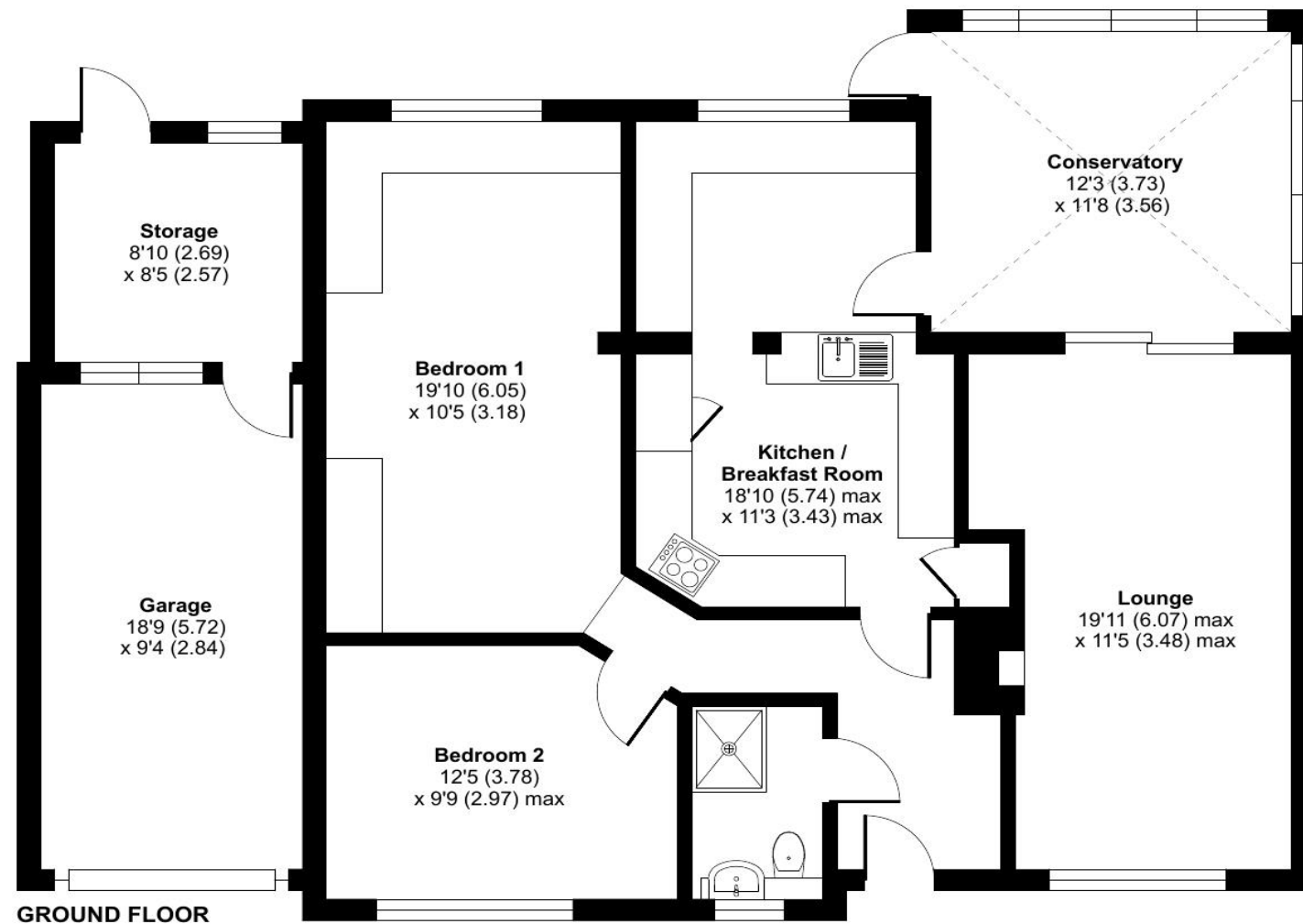
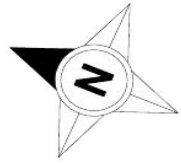


Charles Avenue, Watton, Thetford, IP25

Approximate Area = 1061 sq ft / 98.5 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1319 sq ft / 122.4 sq m
For identification only - Not to scale



Charles Avenue, Watton, Thetford, IP25 6BZ

CHAIN FREE!

Well presented, spacious detached two bedroom bungalow, conveniently situated close to the town centre of Watton in Norfolk. The property offers kitchen/breakfast room, conservatory, shower/wet room, garage, gardens, parking, viewing highly recommended.

Guide Price £260,000 - £270,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1184099



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Shower/Wet Room Shower

Wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to front.

Garage

18'9" (5.72m) x 9'4" (2.84m)

Remote control motorised roller door to front, entrance door opening to rear, electric light and power.

Front Garden

Low maintenance front garden laid to patio paving slabs and shingle, shrubs and plants throughout, driveway providing off road parking, outside lights, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, garden pond with rockery and water feature, plentiful shrubs and plants to beds and borders, wooden garden shed, additional storage shed built to rear of garage, outside tap, outside light, wooden fence and hedge to perimeter, gated access to front.

Agent's Notes

EPC rating C71 (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
- Kitchen/Breakfast Room
- Energy Efficiency Rating - C71
- Shower/Wet Room
- Garage, Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this well presented, spacious detached two bedroom bungalow. The property offers kitchen/breakfast room, conservatory, shower/wet room, garage, gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, conservatory, kitchen/breakfast room, two bedrooms, shower/wet room, garage, parking, gardens, 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 Hall

UPVC double glazed entrance door to front, loft access, radiator.

Lounge

19'11" (6.07m) x 11'5" (3.48m)

Brickwork fireplace with inset electric fire, UPVC double glazed bow window to front, UPVC double glazed sliding patio doors opening to conservatory, two radiators.

Conservatory

12'3" (3.73m) x 11'8" (3.56m)

Modern UPVC double glazed conservatory, entrance door opening to rear garden, radiator providing all year round usage.

Kitchen/Breakfast Room

18'10" (5.74m) Max x 11'3" (3.43m) Max

Fitted kitchen units to walls and floor complemented by a work surface over, composite one and half bowl sink unit, mixer tap and drainer, integrated electric oven, integrated combi microwave/oven, integrated gas hob with extractor hood over, space for undercounter fridge/freezer, space and plumbing for washing machine and slimline dishwasher, built-in storage cupboard, built-in cupboard housing gas central heating boiler, tiled splashback, tiles to floor, UPVC double glazed window to rear, entrance door opening to conservatory.

Bedroom One

19'10" (6.05m) x 10'5" (3.18m)

Range of fitted wardrobes, chest of drawers and bedside cabinets, UPVC double glazed window to rear, radiator.

Bedroom Two

12'5" (3.78m) x 9'9" (2.97m)

UPVC double glazed bow window to front, radiator.

