

# Churchill Close, Watton, Thetford, IP25

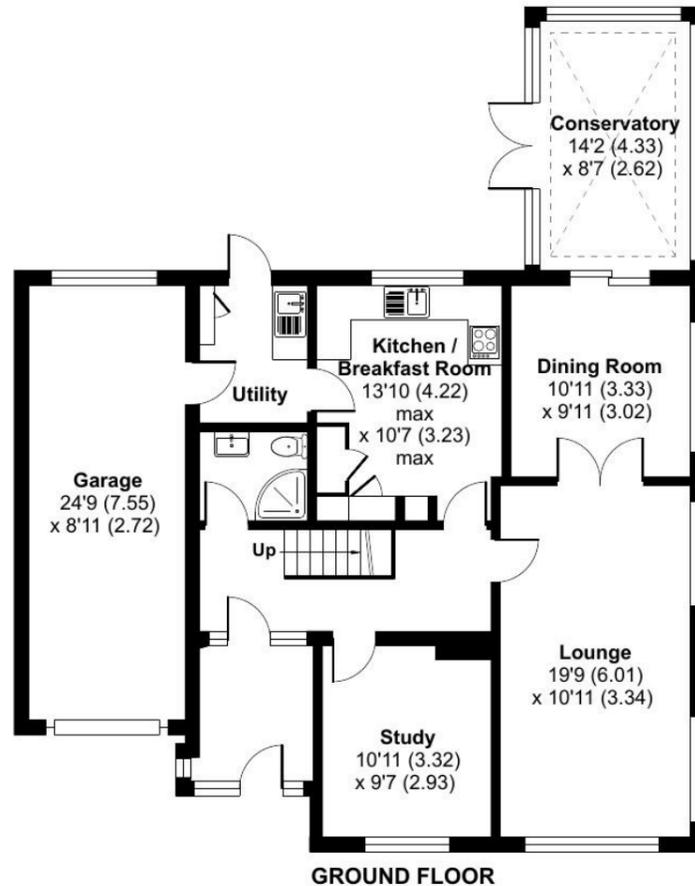
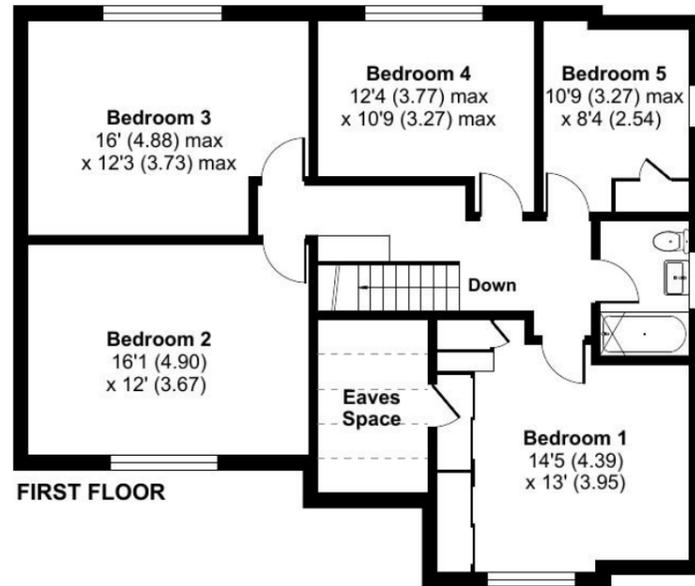
Approximate Area = 1950 sq ft / 181.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 2245 sq ft / 208.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1280896



## Churchill Close, Watton, Thetford, IP25 6BB

Very well presented, spacious detached, five bedroom house with three reception rooms and a conservatory sitting on a sizeable plot in a popular development within easy reach of Watton town centre. The property offers utility room, ground floor shower room and first floor bathroom, gardens and more!

**Offers in Excess of £400,000 Freehold**

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Situated within easy reach of Watton town centre on a popular development, Longsons are delighted to bring to the market this very well presented, spacious, detached, five bedroom house. This fantastic substantial property has much to offer and includes three reception rooms, conservatory, utility room, water softener, ground floor shower, first floor bathroom, garage, parking, well maintained gardens, gas central heating and UPVC double glazing. Viewing highly recommended to appreciate all on offer! Briefly, the property offers entrance porch, hallway, lounge, dining room, study/office, conservatory, kitchen/breakfast room, utility room, ground floor shower room, five bedrooms, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**Entrance Porch**  
UPVC double glazed entrance door to front, obscure glass UPVC double glazed full height windows to front and side, tiles to floor, entrance door to hallway.

**Hallway**  
Stairs to first floor, radiator.

**Lounge**  
**19'9" (6.02m) x 10'11" (3.33m)**  
Feature fireplace with live flame gas fire, UPVC double glazed windows to front and side, glazed double doors opening to dining room, two radiators.

**Dining Room**  
**10'11" (3.33m) x 9'11" (3.02m)**  
UPVC double glazed patio doors opening to conservatory, radiator.

**Study**  
**10'11" (3.33m) x 9'7" (2.92m)**  
UPVC double glazed window to front, radiator.

**Conservatory**  
**14'2" (4.32m) x 8'7" (2.62m)**  
Modern UPVC double glazed conservatory with glass pitched roof, French doors opening to rear garden.

**Kitchen/Breakfast Room**  
**13'10" (4.22m) x 10'7" (3.23m)**  
Modern fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for electric/gas cooker with extractor hood over, space

for under-counter fridge/freezer, built in storage cupboard, built in airing cupboard housing hot water cylinder and water softener, tiled splashback, UPVC double glazed window to rear, radiator.

**Utility Room**  
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, built in storage cupboard, UPVC double glazed entrance door opening to garage, UPVC double glazed entrance door opening to rear garden.

**Ground Floor Shower Room**  
Shower cubicle, wash basin, WC, fully tiled walls, tiles to floor, extractor fan, obscure glass UPVC double glazed window to rear, radiator.

**Stairs & Landing**  
Loft access to both lofts.

**Bedroom One**  
**14'5" (4.39m) x 13'0" (3.96m)**  
UPVC double glazed window to front, radiator.

**Bedroom Two**  
**16'1" (4.9m) x 12'0" (3.66m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Three**  
Built in wardrobes, built in storage cupboard, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**12'4" (3.76m) x 10'9" (3.28m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Five**  
**10'9" (3.28m) x 8'4" (2.54m)**  
UPVC double glazed window to side, radiator.

**Bathroom**  
Bathroom suite comprising bath with electric shower over and shower screen, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator.

**Garage**  
**24'9" (7.54m) x 8'11" (2.72m)**  
Extended garage, remote controlled motorised roller door to front, entrance door opening to utility room, wall mounted gas boiler, UPVC double glazed window to rear, electric power and light.

**Outside Front**  
Front garden laid to lawn, shrubs and plants to beds, driveway providing off

road parking laid to block paving, further parking area for additional vehicles laid to shingle, outside light, gated access to rear garden.

**Rear Garden**  
Very well maintained sizeable rear garden laid to lawn, generous selection of shrubs, plants, ornamental trees and fruit trees throughout, vegetable and fruit patch, fruit growing 'cage', greenhouse, three wooden garden sheds, potting shed, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access either side to front.

**Agents Note**  
EPC rating D65 (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.

- Substantial, Detached House
- Five Bedrooms
- Three Reception Rooms & Conservatory
- Energy Efficiency Rating D65
- Well Maintained, Sizeable Gardens
- Shower Room & Bathroom
- Garage & Off Road Parking
- Gas Central Heating
- Popular Location
- Utility Room

