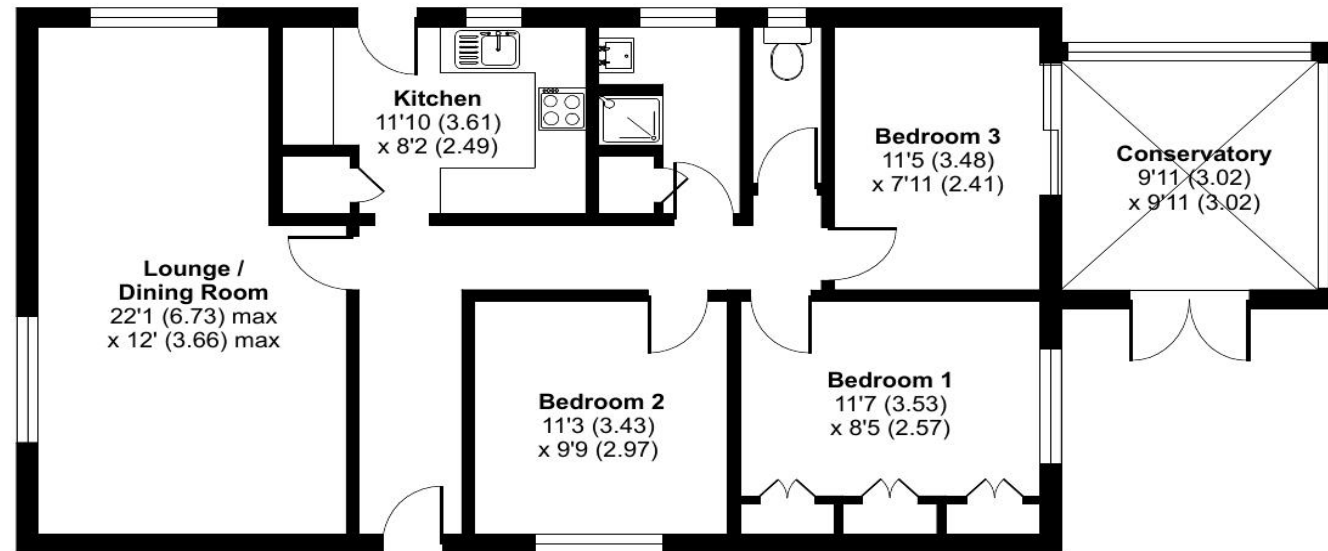
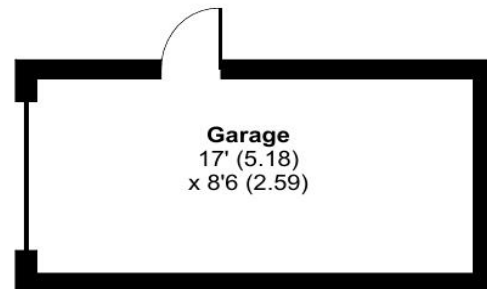


## Canon Close, Watton, Thetford, IP25

Approximate Area = 973 sq ft / 90.3 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1118 sq ft / 103.8 sq m  
For identification only - Not to scale



GROUND FLOOR



### Canon Close, Watton, Thetford, IP25 6RF

Well presented, detached three bedroom bungalow situated on a popular development in Watton. The property boasts conservatory, lounge/dining room, gardens, garage, gas central heating and UPVC double glazing.

Viewing highly advised!

**Price £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: 1194838



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

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





Situated within a popular development in the Norfolk market town of Watton, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. The property boasts conservatory, lounge/dining room, gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, conservatory, shower room, separate WC, gardens, parking, garage, gas central heating and UPVC double glazing.

**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

Wood effect laminate flooring, loft access, radiator.

#### Kitchen

**11'10" (3.61m) x 8'2" (2.49m)**

Range of fitted units to floor complemented by a work surface over, one and a half bowl sink unit with mixer tap and drainer, integrated fridge and freezer, electric oven with extractor hood over,, gas hob, space and plumbing for washing machine, LVT to floor, UPVC double glazed door to side, UPVC double glazed window to side.

#### Lounge/Dining Room

**22'1" (6.73m) x 12'0" (3.66m) Max**

Electric fire, two UPVC double glazed windows to front and side, two radiators.

#### Bedroom One

**11'7" (3.53m) x 8'5" (2.57m)**

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

#### Bedroom Two

**11'3" (3.43m) x 9'9" (2.97m)**

UPVC double glazed window to side, radiator.

#### Bedroom Three

**11'5" (3.48m) x 7'11" (2.41m)**

UPVC double glazed sliding door opening to conservatory, radiator.

#### Conservatory

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

Half brick with UPVC windows to rear with plastic roof, patio doors opening to rear garden.

#### Shower Room

Shower cubicle with electric power shower, tiled walls to ceiling, wash basin fitted with cabinet, towel radiator, obscure glass UPVC double glazed window to side, cupboard housing hot water cylinder.

#### WC

WC, obscure UPVC double glazed window to side.

#### Garage

**17'0" (5.18m) x 8'6" (2.59m)**

Main up and over door to front, power and lighting, personnel door to side.

#### Outside Front

Low maintenance brickweave drive, are laid to lawn with plants and shrubs to beds and borders, gated access to rear.

#### Rear Garden

South facing garden, low maintenance brick weave, with mature shrubs to boundary, vegetable patch, herb flower beds, raised decked area with shingle

border, outside shed, bin cupboard and access to front and garage.

#### Agent's Notes

EPC rating C70 (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.

- Detached Bungalow
- Three Bedrooms
- Conservatory
- Shower Room
- Lounge/Dining Room
- Parking & Garage
- Gas Central Heating
- Popular Location

