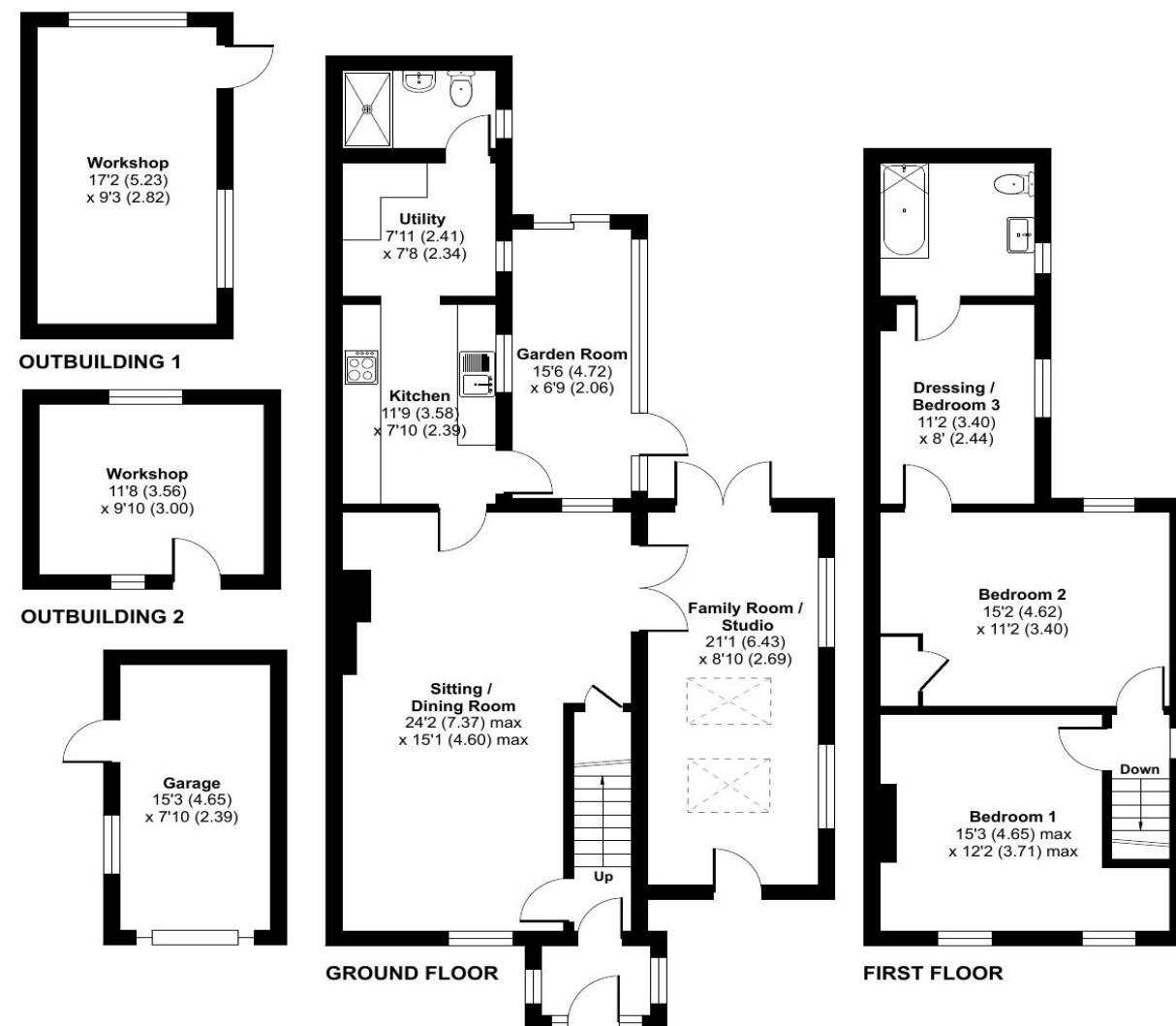


Brandon Road, Watton, Thetford, IP25

Approximate Area = 1439 sq ft / 133.6 sq m
Garage = 120 sq ft / 11.1 sq m
Workshops = 275 sq ft / 25.5 sq m
Total = 1834 sq ft / 170.3 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). © nichecom 2024. Produced for Longsons. REF: 1211263



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



Brandon Road, Watton, Thetford, IP25 6LL

CHAIN FREE!

Three bedroom end terrace house conveniently situated within easy reach of Watton town centre. The property boasts sitting/dining room, utility, family room, garden room, freestanding garage to rear, gardens and ample parking.
Viewing highly recommended!

Guide Price £240,000 - £250,000 Freehold

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Garden Room
15'6" (4.72m) x 6'9" (2.06m)

Glazed door to side, four windows to side, double sliding patio doors leading to rear garden, radiator, tiles to floor.

Stairs and Landing

Radiator.

Bedroom One
15'3" (4.65m) x 12'2" (3.71m)

Two UPVC double glazed windows to front, radiator.

Bedroom Two
15'2" (4.62m) x 11'2" (3.4m)

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

Dressing/Bedroom Three
11'2" (3.4m) x 8'0" (2.44m)

UPVC double glazed window to side, radiator, door leading to bathroom.

Bathroom

Panelled bath with shower over, shower screen and waterproof shower panels, wash basin and WC both fitted within cabinets, subway tiles to walls, oak effect floor, towel radiator, UPVC double glazed window to side.

Outside Front

Gavelled parking area, with driveway to the side leading to garage, also allowing access for 93a and 93b.

Rear Garden

Fully enclosed south facing rear garden with patio area laid to paving, lawn with shrubs to borders, wooden fence to perimeter, gated access to two workshops located within their own enclosed area to the rear both with their own lighting and power.

Agent's Note

EPC rating D66 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

Driveway to the side owned by property but allowing access for 93a and 93b to the rear.

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.

- Three Bedroom End Terrace
- Two Reception Rooms and Garden Room
- CHAIN FREE
- Energy Efficiency Rating D66
- Two Workshops
- Garage, Garden and Ample Parking
- UPVC Double Glazing
- Gas Central Heating

Offered Chain Free!

Situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this three bedroom end terrace house. The property boasts a freestanding garage to the rear, two workshops, parking, kitchen, utility, sitting/dining room, garden room, family room, ground floor shower room, additional bathroom to first floor.

Viewing highly recommended!

Briefly the property offers entrance porch, sitting/dining room, family room, kitchen, utility, shower room, garden room, three bedrooms, family bathroom, garage, two workshops, UPVC double glazing, gas central heating.

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. 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 Porch

UPVC double glazed entrance door to front, UPVC double glazed window to either side.

Sitting/Dining Room
24'2" (7.37m) x 15'1" (4.6m)

Feature fireplace with inset log burning stove, UPVC double glazed window to front, oak effect floor, two radiators, double patio doors leading to family room/study.

Family Room/Study
21'1" (6.43m) x 8'10" (2.69m)

Currently being used as a craft room with two skylights, two UPVC double

glazed window to side, UPVC French doors opening to rear garden, UPVC double glazed door to front, two radiators.

Kitchen
11'9" (3.58m) x 7'10" (2.39m)

Range of fitted units to walls and floor complemented by an oak worksurface over, ceramic one and a half sink unit with mixer tap and drainer, fully tiled walls, integrated electric double oven, ceramic hob with integrated canopy cooker hood over, space and plumbing for dishwasher, oak effect floor, UPVC double glazed window to side, radiator, doorway leading to utility room.

Utility Room
7'11" (2.41m) x 7'8" (2.34m)

Fitted kitchen units to wall and floor complemented by an oak worksurface over, space and plumbing for washing machine, space for tumble dryer, oak effect floor, UPVC double glazed window to side, radiator, door leading to shower room.

Shower Room

Double shower cubicle, towel radiator, hand wash basin, WC, obscured UPVC double glazed window to side.

