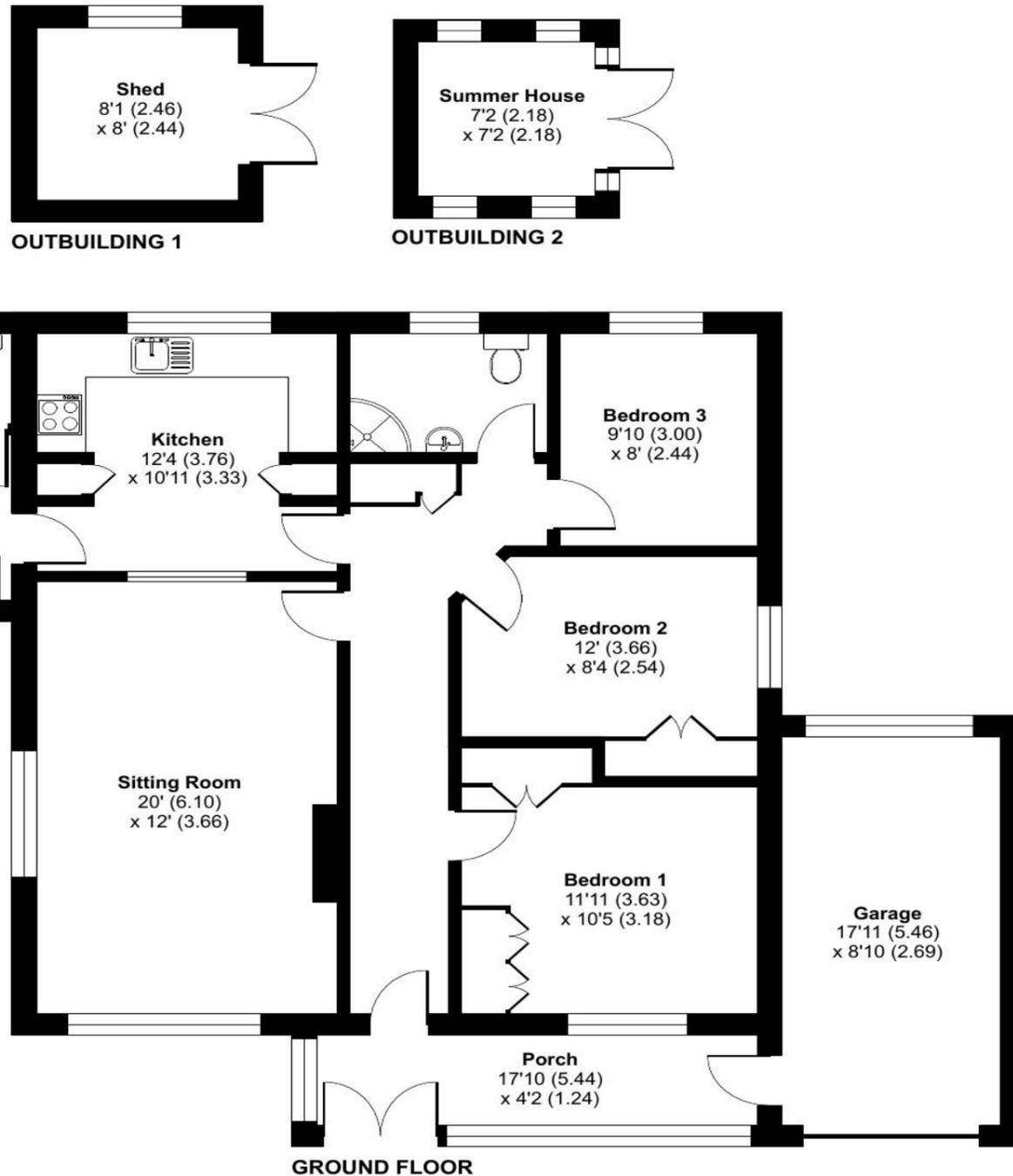


Churchill Close, Watton, Thetford, IP25

Approximate Area = 1110 sq ft / 103.1 sq m
Garage = 159 sq ft / 14.8 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1386 sq ft / 128.7 sq m
For identification only - Not to scale



Churchill Close, Watton, Thetford, IP25 6BB

Available CHAIN FREE!

Detached, three bedroom bungalow situated in a private location on a popular development within easy reach of Watton town centre. The property offers garage, gardens, parking, utility room, gas central heating and UPVC double glazing.

Offers in Excess of £290,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1237605



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Bedroom Two
12'0" (3.66m) x 8'4" (2.54m)
 Built-in wardrobes, double glazed window to side, radiator.

Bedroom Three
9'10" (3m) x 8'4" (2.54m)
 Double glazed window to rear, radiator.

Shower Room
 Double shower cubicle, wash basin set within fitted cabinets, WC, towel radiator, obscure glass double glazed window to rear, fully tiled walls.

Garage
17'11" (5.46m) x 8'10" (2.69m)
 Remote control, motorized roller main door to front, obscure glass double glazed window to rear, water tap, electric lights and power.

Outside Front
 Front garden laid to lawn, driveway providing access to garage and off road parking, shrubs and plants to beds and borders, outside light, gated access to rear garden.

Rear Garden
 Enclosed rear garden laid to lawn, wooden summer house, wooden garden shed, shrubs and plants to beds and borders, paved patio seating area, gated access to front.

Agent's Notes
 EPC rating D68 (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
- Three Bedrooms
- Kitchen and Utility Room
- Energy Efficiency Rating - D63
- Shower Room
- Garage Gardens and Parking
- Double Glazing
- Gas Central Heating

Situated in a secluded location on a popular development in Watton, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property offers garage, utility room, gardens, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE! Viewing highly recommended!

Briefly, the property offers entrance porch, hallway, sitting room, kitchen, utility room, three bedrooms, shower room, garage, gardens, parking, 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 Porch
 UPVC double glazed double doors opening to front, UPVC double glazed window to front and side, entrance door through to garage.

Hallway
 Built-in cupboard, loft access, radiator.

Sitting Room
20'0" (6.1m) x 12'0" (3.66m)
 UPVC double glazed window to front and side, feature fireplace with inset modern live flame gas fire, two radiators.

Kitchen
12'4" (3.76m) x 10'11" (3.33m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated Bosch gas hob with extractor hood over, space and plumbing for dishwasher, two built-in storage cupboards, double glazed window to rear, tiled splashback, radiator.

Utility Room
7'7" (2.31m) x 7'0" (2.13m)
 Space and plumbing for washing machine, wash basin, double glazed entrance door to front and rear, UPVC obscure glass double glazed window to front, radiator.

Cloakroom
 WC, obscure glass UPVC double glazed window to rear.

Bedroom One
11'11" (3.63m) x 10'5" (3.18m)
 Fitted wardrobes, UPVC double glazed window to front, radiator.

