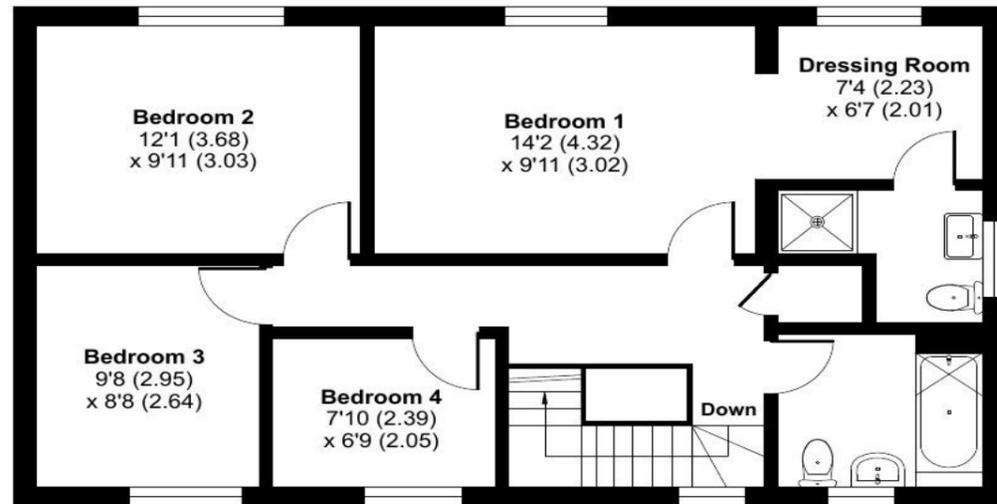
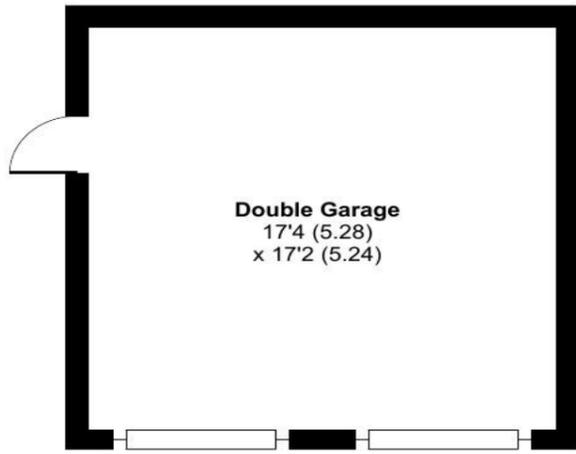
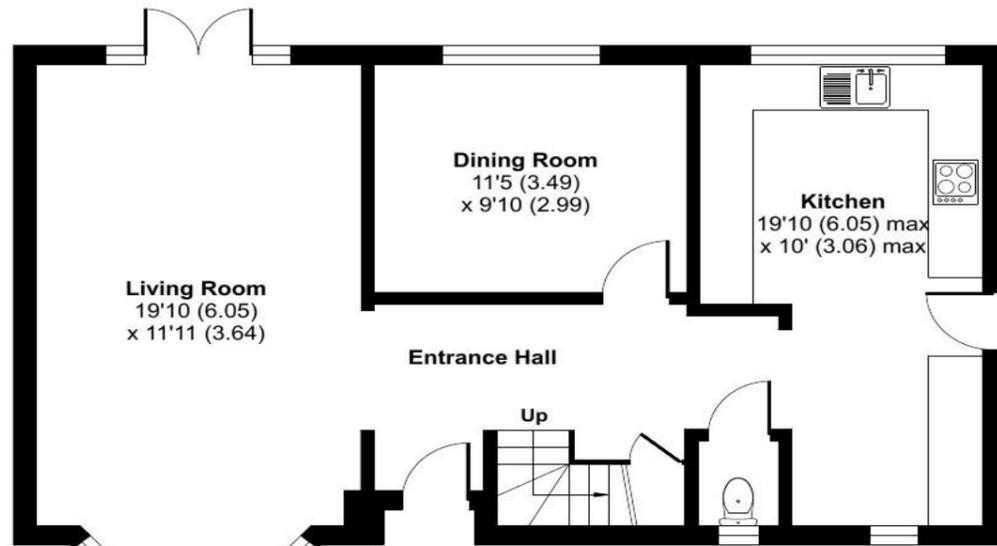


Charles Avenue, Watton, Thetford, IP25

Approximate Area = 1382 sq ft / 128.3 sq m
Garage = 300 sq ft / 27.8 sq m
Total = 1682 sq ft / 156.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1242448



Charles Avenue, Watton, Thetford, IP25 6BZ

Fantastic, extremely well presented, impressive detached four bedroom house, conveniently situated within easy reach of Watton town centre. This superb property has plenty to offer including double garage, two reception rooms, en-suite shower room and delightful gardens.

Viewing Highly Recommended!

Offers in the Region of £425,000 Freehold



Bedroom Two
12'1" (3.68m) x 9'11" (3.02m)

UPVC double glazed window to rear, radiator.

Bedroom Three
9'8" (2.95m) x 8'8" (2.64m)

UPVC double glazed window to front, radiator.

Bedroom Four
7'0"10" (21.59m) x 6'9" (2.06m)

UPVC double glazed window to front, radiator.

Bathroom

Modern bathroom suite comprising bath with wall mounted Aqualisa water controls, shower over and shower screen, wash basin and WC both set within fitted cabinet, tiled splashback, towel radiator, obscure glass UPVC double glazed window to front.

Outside Front

Well maintained front garden laid to lawn, driveway providing off road side-by-side parking laid to block paving, outside light, shrubs and plants to beds and borders, wooden fence and hedge to perimeter, gated access to rear garden.

Double Garage
17'4" (5.28m) x 17'2" (5.23m)

Two main up and over doors to front, entrance door opening to side, electric light and power.

Rear Garden

Very well maintained and presented rear garden laid to lawn, seating area laid to block paving, selection of established shrubs and plants to beds and border, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C71 (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.

- Impressive Four Bedroom house
- Two Reception Rooms
- En-Suite and Family Bathroom
- Energy Efficiency Rating C71
- Sought After Location
- Double Garage, Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market, this superb, impressive, spacious, detached extremely well presented four bedroom house. This fantastic property has much to offer including a double garage, two reception rooms, en-suite shower room, delightful gardens, parking, gas central heating and UPVC double glazing.

Viewing Highly Recommended! Briefly, the property offers, entrance hall, living room, dining room, kitchen, cloakroom with WC, four bedrooms, en-suite to bedroom one, bathroom, double 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. 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

Composite double glazed entrance door to front, understairs storage cupboard, radiator.

Living Room
19'10" (6.05m) x 11'11" (3.63m)

Feature fireplace with inset live flame gas fire, UPVC double glazed French doors opening to rear garden, UPVC double glazed bay window to front, UPVC double glazed windows to rear, radiator.

Dining Room
11'5" (3.48m) x 9'10" (3m)

UPVC double glazed window to rear, radiator.

Kitchen
19'10" (6.05m) x 10'0" (3.05m)

Max
Modern fitted kitchen units to walls and floor, quartz work surface over, enamel

sink unit with mixer tap and drainer, a range of integrated appliances including; Neff double electric oven, Bosch dishwasher, Zanussi washing machine, Neff refrigerator and Bosch induction hob with extractor hood over, UPVC double glazed entrance door opening to side, UPVC double glazed window to front and rear, radiator.

Cloakroom

WC, obscure glass UPVC double glazed window to front, radiator.

Stairs & Landing

Built-in cupboard housing modern gas central heating boiler, UPVC double glazed window to front, radiator.

Bedroom One
14'2" (4.32m) x 9'11" (3.02m)

UPVC double glazed windows to rear, radiator, archway leading to dressing room.

Dressing Room
7'4" (2.24m) x 6'7" (2.01m)

UPVC double glazed window to rear, door leading to en-suite shower room.

En-suite Shower Room
Shower cubicle, wash basin and WC both set within fitted cabinets, towel radiator, obscure glass UPVC double glazed window to side.

