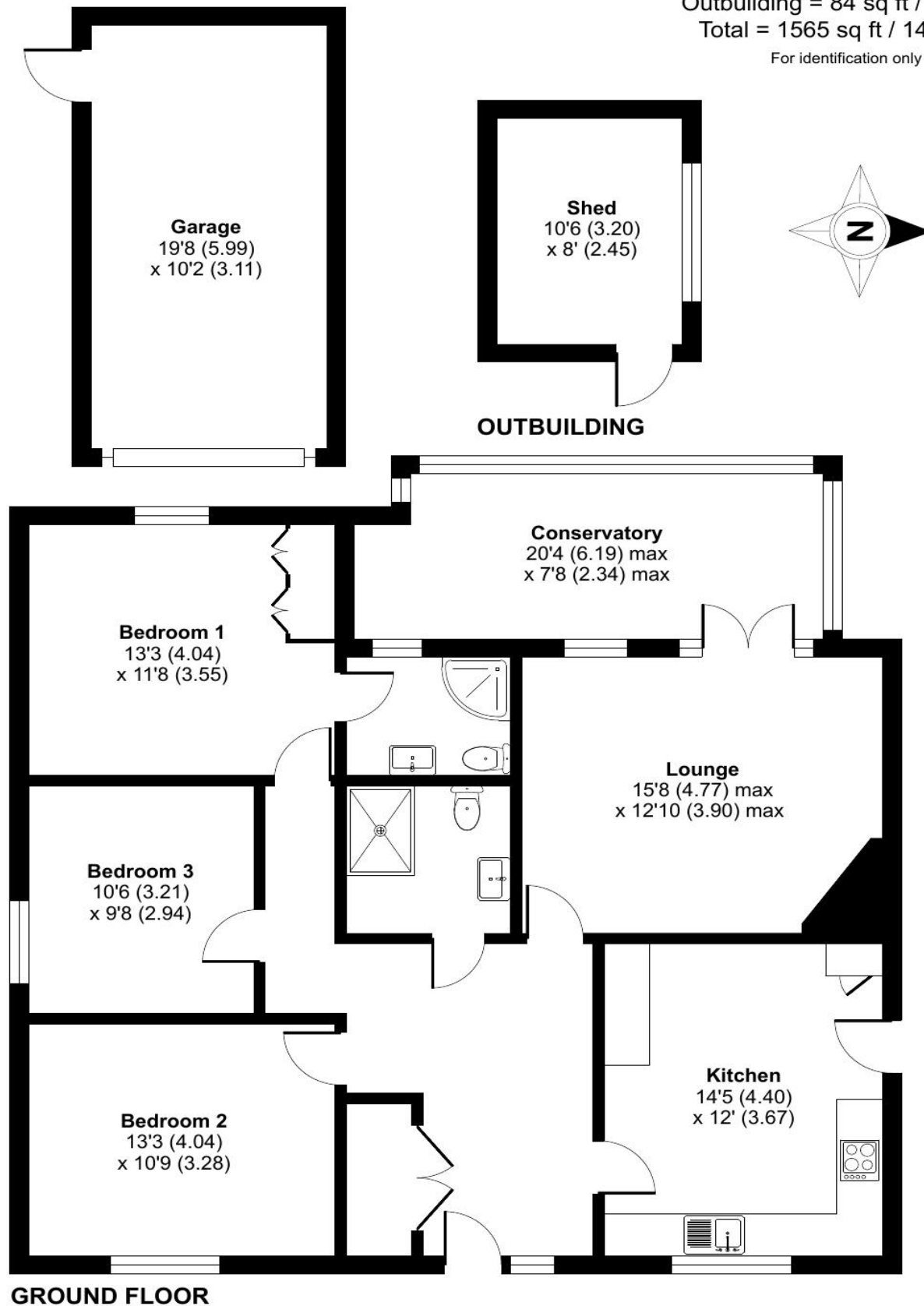


Saffron Close, Watton, Thetford, IP25

Approximate Area = 1280 sq ft / 118.9 sq m
Garage = 201 sq ft / 18.6 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1565 sq ft / 145.3 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). © nitchcom 2024. Produced for Longsons. REF: 1237756



Saffron Close, Watton, Thetford, IP25 6WD

CHAIN FREE!

Extremely well presented, modern, spacious detached three bedroom bungalow, situated on a popular development on the outskirts of Watton. This superb property offers en-suite shower room, garage, parking, kitchen/breakfast room, conservatory, gas central heating and UPVC double glazing

Price £350,000 Freehold

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



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Bedroom Two
13'3" (4.04m) x 10'9" (3.28m)
UPVC double glazed window to front.

Bedroom Three
10'6" (3.2m) x 9'8" (2.95m)
UPVC double glazed window to side.

Bathroom
Large walk-in double shower cubicle, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, extractor fan.

Garage
19'8" (5.99m) x 10'2" (3.1m)
Main up and over door to front, UPVC double glazed entrance door opening to rear garden, electric power and lights.

Outside Front
Small low maintenance front garden laid to shingle, driveway providing access to garage and off road parking laid to block paving, outside light, outside tap, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, wooden garden shed, shrubs and ornamental trees to borders, wooden fence to perimeter, gated access to front.

Agents Note
EPC rating B82 (Full copy available on request)
Council tax band E (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.

- Modern Detached Bungalow
- Three Spacious Bedrooms
- En-suite Shower Room
- Energy Efficiency Rating B82
- Kitchen/Breakfast Room
- Feature Log Burning Stove
- Conservatory
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on a small popular development just on the outskirts of Watton, Longsons are delighted to bring to the market this extremely well presented, modern, spacious three bedroom bungalow. This superb property offers, en-suite shower room, log burning stove, kitchen/breakfast room, conservatory, garage, parking, gardens, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers, entrance hall, lounge, conservatory, kitchen/breakfast room, three bedrooms, en-suite shower room to bedroom one, 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 Hall
Composite double glazed entrance door to front, built in cupboard with double doors housing gas central heating boiler and hot water cylinder.

Lounge
15'8" (4.78m) x 12'10" (3.91m)
Feature brickwork fireplace with inset log burning stove, UPVC double glazed French doors opening to conservatory.

Conservatory
20'4" (6.2m) x 7'8" (2.34m)
UPVC double glazed conservatory, French doors opening to rear garden.

Kitchen/Breakfast Room
14'5" (4.39m) x 12'0" (3.66m)
Modern fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated gas hob with extractor hood over, integrated dishwasher, space for tall upright fridge/freezer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to side, UPVC double glazed widow to front.

Bedroom One
13'3" (4.04m) x 11'8" (3.56m)
Fitted wardrobes, UPVC double glazed window to rear, door to en-suite shower room.

En-suite Shower Room
Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

