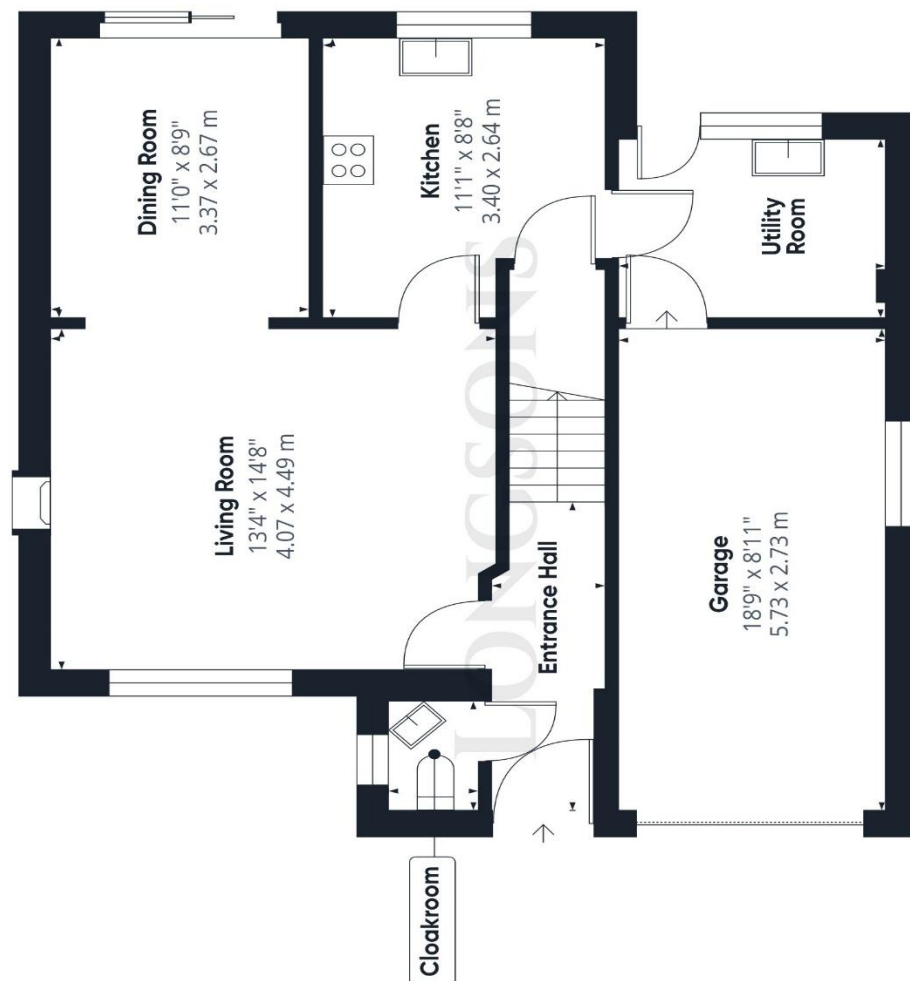
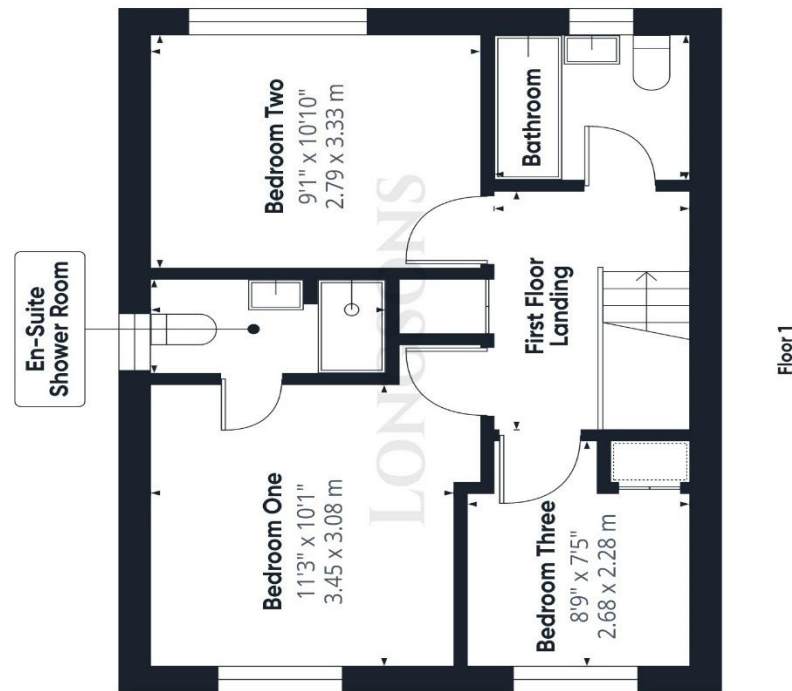




Woodpecker Drive, Watton, Thetford, IP25 6TW

A Well-presented three bedroom detached house situated on a popular development on (Birdlands estate) in Watton. The property offers living room, dining room, kitchen, utility room, en-suite shower room, family bathroom, garden, off-road parking, garage and gas central heating.

Price £250,000 Freehold



Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this well-presented three bedroom detached house. The property has lots to offer including living room, dining room kitchen, utility room, garage, three WC's, plenty of garden space, off-road parking and gas central heating throughout.

Briefly the property offers entrance hall, cloakroom, living room, dining room, kitchen, utility room, integral garage, built-in storage cupboard, three bedrooms, en-suite shower room, bathroom, rear garden, front driveway and gas central heating.

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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Access to living room and cloakroom, stairs to first floor, wooden entrance door to front, radiator.

Cloakroom

WC, hand wash basin, radiator, obscure double glazed window to side.

Living Room

14'8" (4.47m) x 13'4" (4.06m)

Inset fireplace, radiator, double glazed window to front, door to kitchen, archway to dining room.

Dining Room

11'0" (3.35m) x 8'9" (2.67m)

Radiator, double glazed sliding door to rear garden.

Kitchen

11'1" (3.38m) x 8'8" (2.64m)

Fitted cabinets to floor and wall with laminate work surface over and laminate

tiled splashback, integrated double fan oven, integrated gas hob with extractor hood over, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, space for undercounter fridge/freezer, understairs storage cupboard, radiator, double glazed window to rear, access to utility room.

Utility Room

Fitted cabinets to floor with laminate work surface over and laminate tiled splashback, inset one bowl sink unit with mixer tap and drainer, double glazed windows to rear, wooden entrance door to rear patio, personnel door to integral garage, extractor fan, new gas combination boiler.

Garage

18'9" (5.72m) x 8'11" (2.72m)

Currently outfitted to serve as a home gym provides up and over front door, glazed window to side, small loft access hatch, lighting and power.

First Floor Landing

Built-in storage cupboard, radiator, loft access, access to all three bedrooms and bathroom.

Bedroom One

11'3" (3.43m) x 10'1" (3.07m)

Radiator, double glazed window to front, access to en-suite shower room.

En-Suite Shower Room

Partially tiled walls, WC, hand wash basin, spacious walk-in shower cubicle, radiator, extractor fan, obscure double glazed window to side.

Bedroom Two

10'10" (3.3m) x 9'1" (2.77m)

Radiator, double glazed window to rear.

Bedroom Three

8'9" (2.67m) x 7'5" (2.26m)

Built-in wardrobe space, radiator, double glazed window to front.

Bathroom

Bath with hot and cold taps and shower over, hand wash basin, WC, radiator, extractor fan, obscure double glazed window to rear.

Front of Property

Laid to shingle with brickweave driveway providing parking for multiple vehicles, gated access to rear garden, wooden entrance door, integral garage, outside lighting.

Rear Garden

Laid to lawn, fencing to perimeter, granite chippings to beds to perimeter, established trees to beds, two paved patios, gated access to front of property, outside tap.

Agent's Note

EPC rating D64 (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.

- Well Presented Three Bedroom Detached House
- Gas Central Heating
- Short Distance from Town Centre
- Energy Efficiency Rating
- Plenty of Garden Space
- Off-Road Parking

