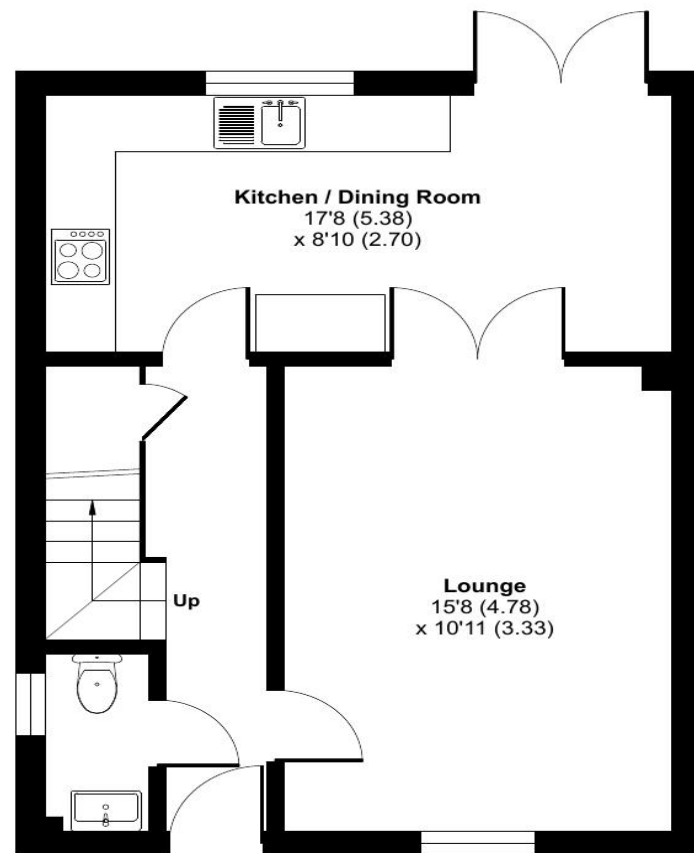
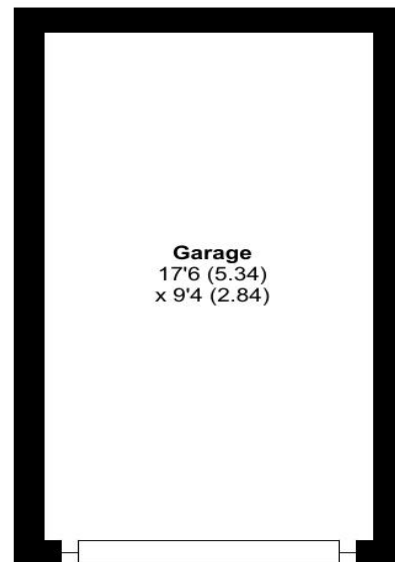
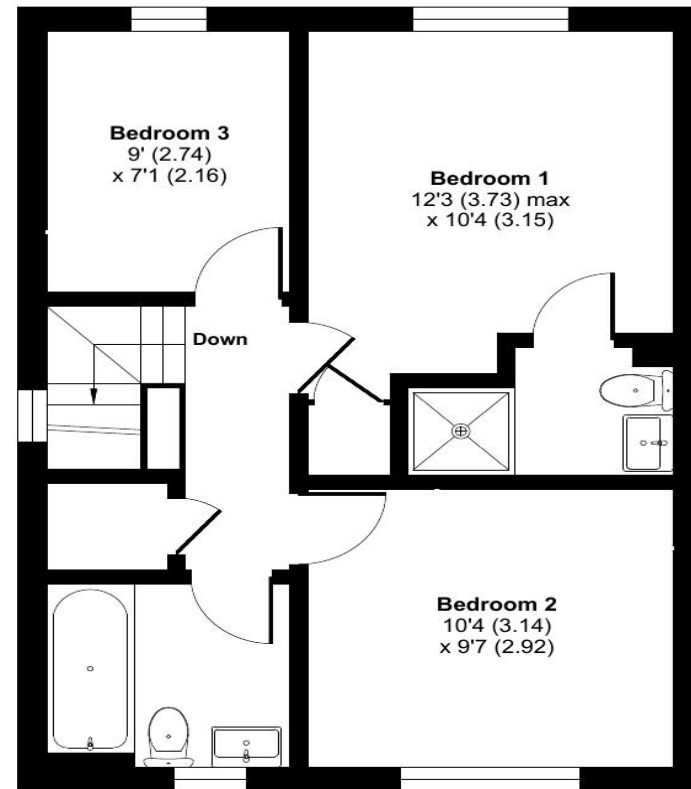


Bowes Close, Watton, Thetford, IP25

Approximate Area = 896 sq ft / 83.2 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1059 sq ft / 98.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1252971



Bowes Close, Watton, Thetford, IP25 6UR

Extremely well presented, modern end terrace, three bedroom house, situated on a popular development in Watton. This fantastic property offers en-suite shower room, cloakroom with WC, kitchen/dining room, garage, allocated parking, gardens and gas central heating.

Guide Price £230,000 to £240,000 Freehold

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

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Guide Price £230,000-£240,000

Extremely well presented, modern end terrace, three bedroom house situated on a popular development in Watton. This fantastic property offers, en-suite shower room, cloakroom with WC, kitchen/dining room, South facing rear garden, garage, allocated parking, extra storage with a fully boarded loft, gas central heating and double glazing.

Viewing Highly Recommended!

Briefly, the property offers, entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, bathroom, en-bloc garage, allocated parking, gas central heating and 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 entrance door to front, stairs to first floor, understairs storage cupboard, radiator.

Lounge

15'8" (4.78m) x 10'11" (3.33m)

Double glazed window to front, double doors through to kitchen/dining room, radiator.

Kitchen/Dining Room

17'8" (5.38m) x 8'10" (2.69m)

Modern fitted kitchen units to walls and floor with work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, integrated washing

machine, integrated double electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, UPVC double glazed French doors opening to rear garden, double glazed window to rear, extractor fan.

Cloakroom

Hand wash basin, WC, tiled splashback, obscure glass double glazed window to side, tiles to floor, radiator.

Stairs and Landing

Double glazed window to side, loft access, radiator.

Bedroom One

12'3" (3.73m) Max x 10'4" (3.15m)

Double glazed window to rear, built-in wardrobe, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, extractor fan.

Bedroom Two

10'4" (3.15m) x 9'7" (2.92m)

Double glazed window to front, radiator.

Bedroom Three

9'0" (2.74m) x 7'1" (2.16m)

Double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, tiled splashback, UPVC double glazed window to front, radiator, extractor fan.

Outside Front

Shrubs and plants to beds and borders, path to front door, outside light, area to side laid to block paving (currently used by current owner for additional parking).

Garage

En-bloc garage with main up and over door to front and allocated parking space to the front of garage.

Rear Garden

Enclosed, South facing low maintenance rear garden, laid to artificial grass, wooden decked seating area, outside light, outside tap, wooden fence to perimeter, gated access to rear.

Agents Note

EPC rating B83 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland County Council)

Agents Note 2

The garage is leasehold with approx 115 years remaining. A £25 yearly ground rent applies.

Agents Note 3

There is a yearly service charge of £220.00.

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 End Terrace
- Kitchen/Dining Room
- En-suite Shower Room
- Energy Efficiency Rating B83
- Situated on a Popular Development
- Gardens
- Allocated Parking
- Garage
- Gas Central Heating
- Double Glazing

