

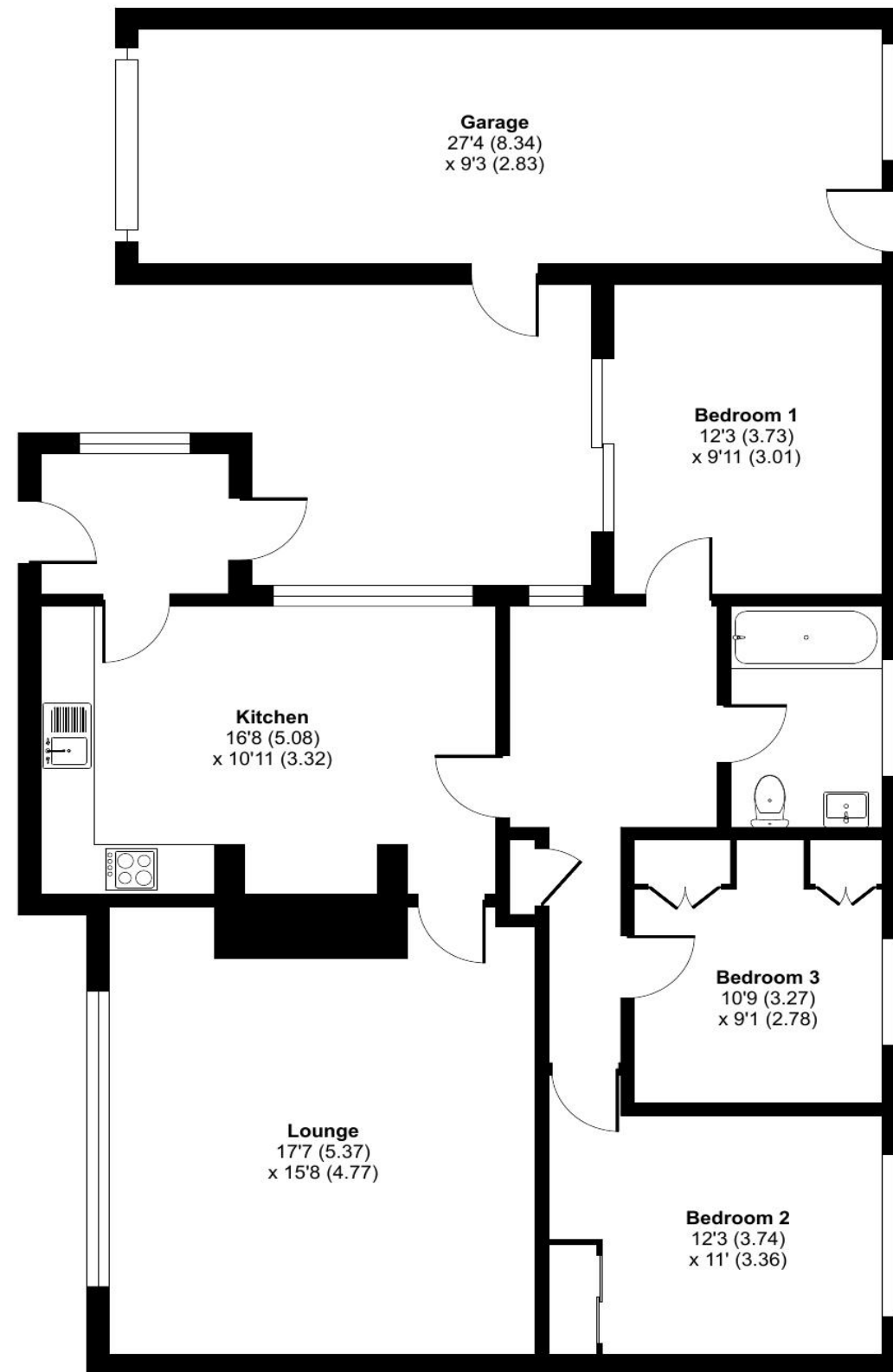
# Harvey Street, Watton, Thetford, IP25

Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 1290 sq ft / 119.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1276943



## 34 Harvey Street, Watton, Thetford, IP25 6EB

**CHAIN FREE!**

Well presented, detached three bedroom bungalow conveniently situated in Watton town centre. The property offers garage, parking, kitchen/dining room, gas central heating and UPVC double glazing.

**Offers In Region of £280,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
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### Bathroom

Bathroom suite comprising 'P'-shaped bath with shower over and shower screen, wash basin, WC, towel radiator, tiled walls, obscure glass UPVC double glazed window to rear, extractor fan.

### Outside Front

Front garden laid to lawn, shrubs and plants to beds and borders, driveway providing off road parking and access to garage, wooden double gates providing access to property grounds, outside light, gated access to rear garden.

### Garage

**27'4" (8.33m) x 9'3" (2.82m)**

Longer than average garage, main up and over door to front, entrance door opening to rear garden, entrance door opening to side, UPVC double glazed window to rear, electric lights and power.

### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, selection of

established shrubs to beds and borders, wooden garden shed, wooden fence to perimeter, gated access to front.

### Agent's Notes

EPC rating D67 (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.

- Three Bedroom Detached Bungalow
- Kitchen/Dining Room
- Sought After Location
- Energy Efficiency Rating D67
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

Conveniently situated within Watton town centre with easy access to all its amenities, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. The property offers garage, parking, gardens, kitchen/dining room, gas central heating and UPVC double glazing.

Viewing highly advised.

Offered for sale - CHAIN FREE!

Briefly, the property offers entrance porch, kitchen/dining room, inner hallway, lounge, three bedrooms, bathroom, 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 entrance door to front, UPVC double glazed entranced door to rear, UPVC double glazed window to side.

### Kitchen/Dining Room

**16'8" (5.08m) x 10'11" (3.33m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, intergrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed windows to front and side, radiator.

### Lounge

**17'7" (5.36m) x 15'8" (4.78m)**

Feature brickwork fireplace, UPVC double glazed window to front, radiator.

### Inner Hall

Built in storage cupboard, loft access, UPVC double glazed window to side, radiator.

### Bedroom One

**12'3" (3.73m) x 9'11" (3.02m)**

Double glazed sliding patio doors opening to front, radiator.

### Bedroom Two

**12'3" (3.73m) x 11'0" (3.35m)**

Fitted wardrobes, UPVC double glazed window to rear, radiator.

### Bedroom Three

**10'9" (3.28m) x 9'1" (2.77m)**

UPVC double glazed window to rear, fitted wardrobes, radiator.

