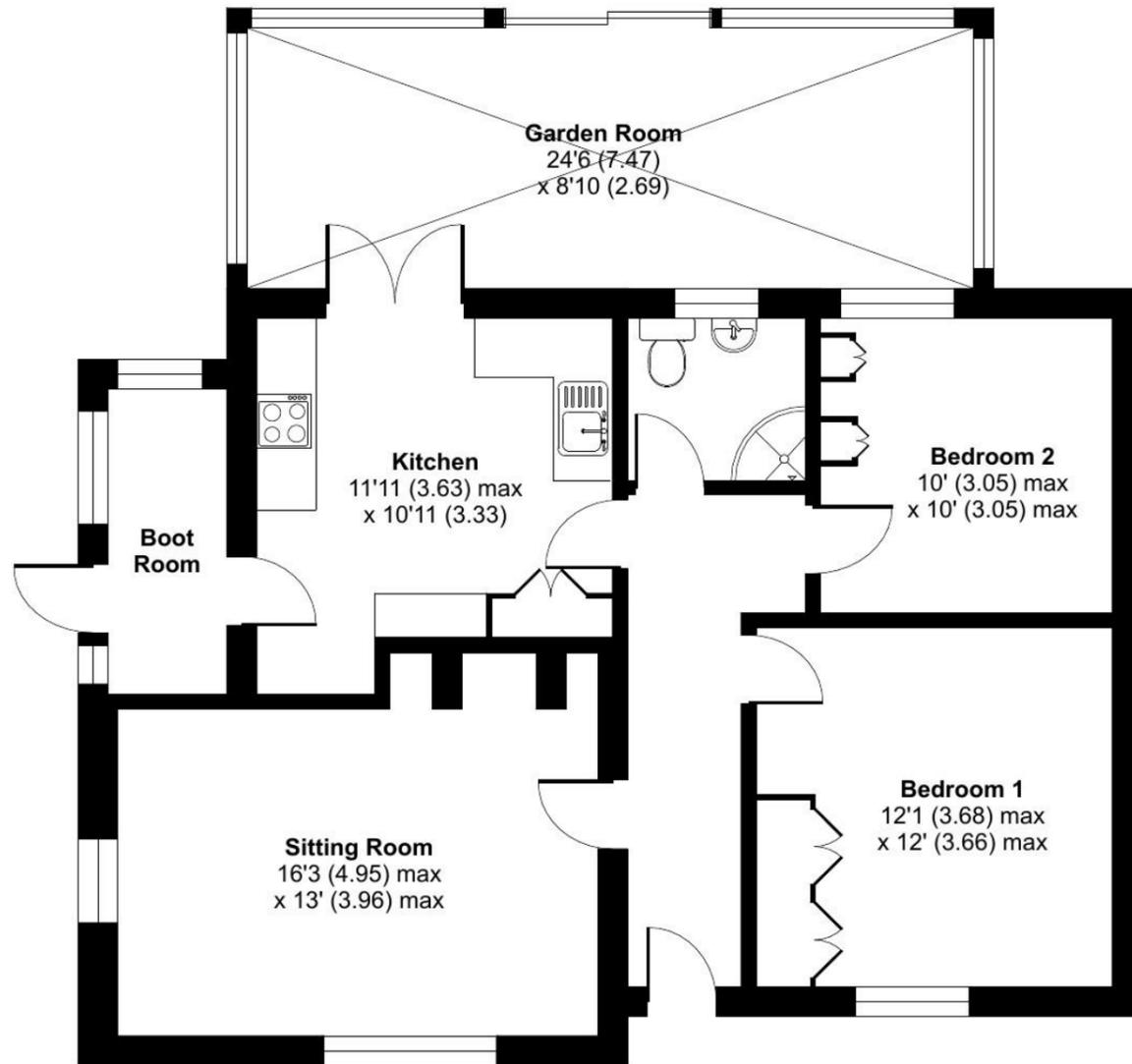


# Charles Avenue, Watton, Thetford, IP25

Approximate Area = 1019 sq ft / 94.6 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). © nchecon 2025. Produced for Longsons. REF: 1289228



## Charles Avenue, Watton, Thetford, IP25 6BY

Well presented, detached two bedroom bungalow situated in a sought after location in Watton. The property offers kitchen, large garden room, two double bedrooms, garage, gardens, parking for several vehicles, UPVC double glazing and oil central heating.

Offered with no onward chain.

**Price £270,000 Freehold**

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**Bedroom Two**  
**10'0" (3.05m) x 10'0" (3.05m)**

UPVC double glazed window to front, radiator.

**Bathroom**

Corner shower cubicle, hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

**Garage**

Main up & over door to front, power and lights.

**Outside Front**

Gated access leading to driveway laid to brickweave, front garden laid to paving with gravelled beds and borders, gated access to rear garden and garage, wooden fence to perimeter.

**Rear Garden**

Paved patio area, path leading to back of garden, greenhouse and wooden cabin, area laid to lawn, established trees, shrubs and flowers to beds and

borders, wooden fence and hedge to perimeter, gated access to front.

**Agent's Note**

EPC rating D61 (Full copy available on request)  
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Bungalow
- Sought After Location
- Large Garden Room
- Energy Efficiency Rating C61
- Garage, Gardens and Parking
- Oil Central Heating
- UPVC Double Glazing
- No Onward Chain

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.

Situated in a sought after location in the Norfolk market town of Watton, Longsons are delighted to bring to the market this well presented, two bedroom bungalow. The property offers kitchen, garden room, two double bedrooms, garage, gardens, parking for several vehicles, oil central heating and UPVC double glazing.

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.

over, UPVC double glazed door leading to boot room, UPVC double glazed French doors leading to garden room, radiator.

**Garden Room**  
**24'6" (7.47m) x 8'10" (2.69m)**

UPVC with brick base and pillars, electric blinds, UPVC double glazed sliding door opening to rear garden, two radiators for all round use.

**Boot Room**

UPVC double glazed boot room with UPVC double glazed door to side.

**Sitting Room**  
**16'3" (4.95m) x 13'0" (3.96m)**

Feature fireplace with faux electric wood burning stove, alcove shelving, UPVC double glazed window to front and side, two radiators.

**Bedroom One**  
**21'1" (6.43m) x 12'0" (3.66m)**

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

Viewing highly recommended!

Briefly the property offers entrance hall, kitchen, garden room, boot room, sitting room, two double bedrooms, bathroom, garage, gardens, UPVC double glazing and oil central heating.

**Entrance Hall**

Composite door to front, loft access, radiator.

**Kitchen**  
**11'11" (3.63m) x 10'11" (3.33m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, tiled splashback, wall mounted oil central heating boiler, tiles to floor, space for cooker with extractor hood

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

