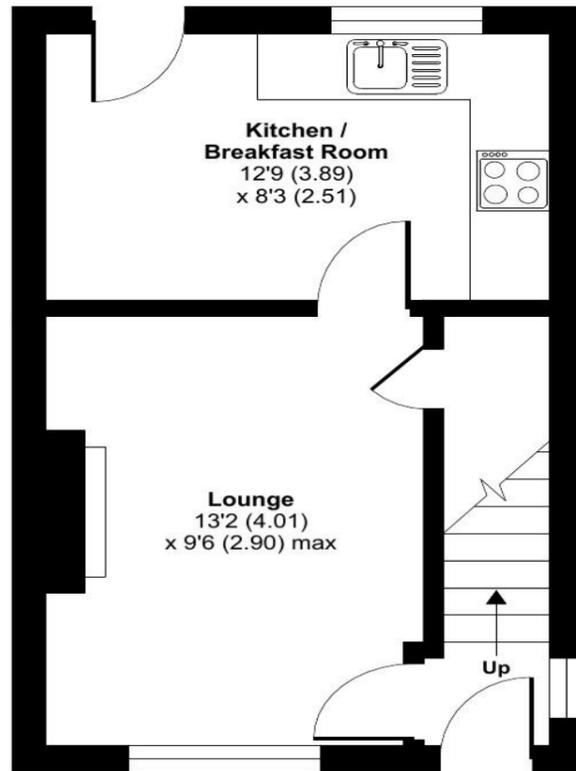


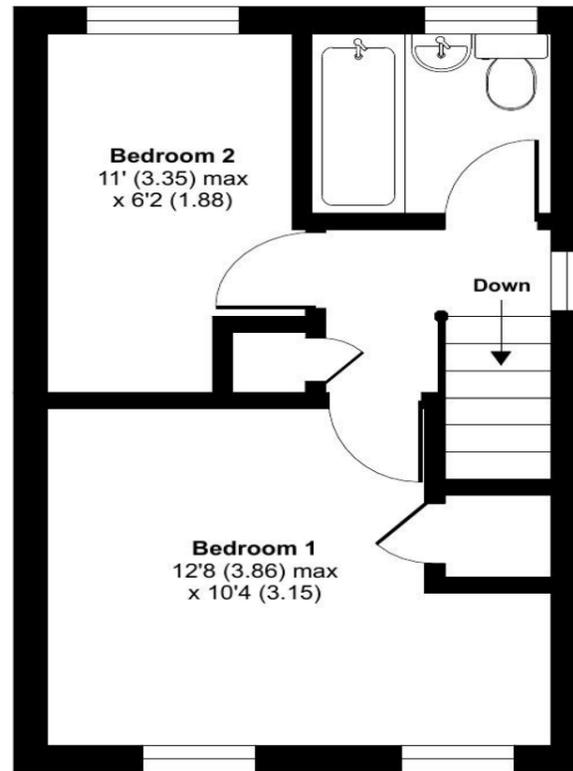
Hunters Oak, Watton, Thetford, IP25

Approximate Area = 554 sq ft / 51.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Hunters Oak, Watton, Thetford, IP25 6HL

Two bedroom semi-detached house situated in the market town of Watton. The property offers kitchen/breakfast room, fully enclosed garden, parking, double glazing and gas central heating. Offered for sale CHAIN FREE!

Guide Price £180,000 to £190,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1293622



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Agent's Notes

EPC rating D67 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Semi-Detached House
- Conveniently Situated Near Local Amenities
- Kitchen/Breakfast Room
- Energy Efficiency Rating D67
- Parking and Gardens
- Gas Central Heating
- 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 the market town of Watton, Longsons are pleased to bring to the market this two bedroom semi-detached house. Conveniently situated close to Watton town centre the property offers, kitchen/breakfast room, fully enclosed rear garden, parking, double glazing and gas central heating.

Offered for sale CHAIN FREE!

Briefly the property offers entrance hall, lounge, kitchen/breakfast room, two bedrooms, bathroom, parking, gardens, double glazing 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; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Wooden door to front, UPVC double glazed window to side, stairs first floor, radiator.

Lounge

13'2" (4.01m) x 9'6" (2.9m) Max
 Wall mounted gas fire, under stairs cupboard, double glazed window to front, radiator.

Kitchen/Breakfast Room
12'9" (3.89m) x 8'3" (2.51m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink with mixer tap and drainer, tiled splashback, integrated electric oven, integrated gas hob with extractor hood over, wall mounted gas boiler, double glazed window to rear, radiator, door leading to rear garden.

Stairs and Landing

Double glazed window to side, built in cupboard, loft access.

Bedroom One

12'8" (3.86m) Max x 10'4" (3.15m)
 Two double glazed windows to front, built-in cupboard, radiator.

Bedroom Two

11'0" (3.35m) Max x 6'2" (1.88m)
 Double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; bath with mixer tap and hand held shower, shower rail, hand wash basin, WC, partially tiled walls, extractor fan, obscure glass double glazed window to rear.

Outside Front

Area laid to lawn, shingle and paved driveway, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, wooden fence to perimeter, wooden garden shed, gated access to front, outside tap.

