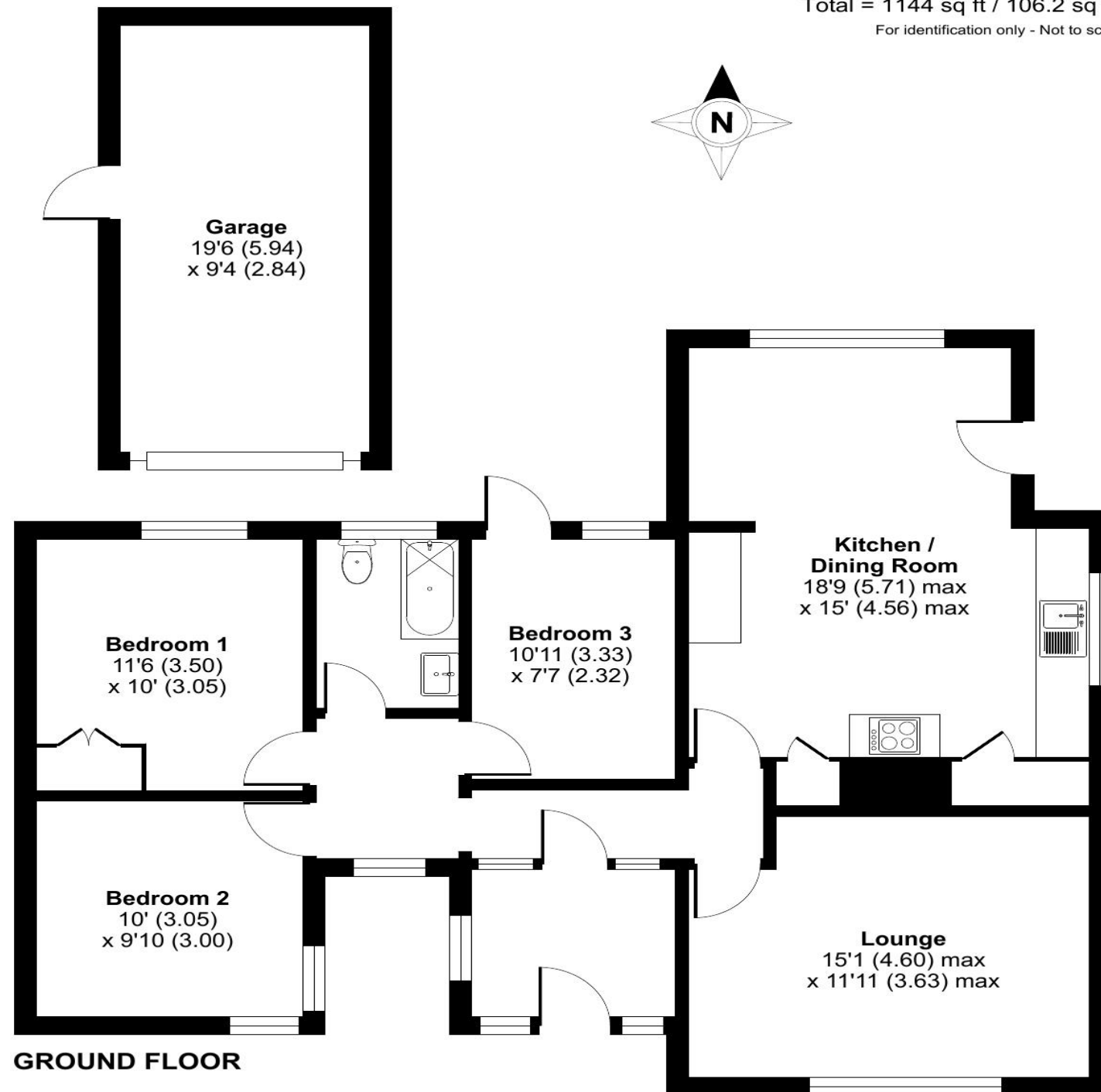


Brandon Road, Watton, Thetford, IP25

Approximate Area = 962 sq ft / 89.3 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1144 sq ft / 106.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1364302



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



Brandon Road, Watton, Thetford, IP25 6LL

Well presented, detached three bedroom situated in a non estate position in Watton. The property offers kitchen/dining room, modern bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

Offers Over £270,000 Freehold

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obscure glass UPVC double glazed window to rear.

Outside Front

Front garden laid to lawn and shingle, driveway providing off road parking, pathway to front door, gated access to rear and garage, wooden fence to perimeter.

Garage

19'6" (5.94m) x 9'4" (2.84m)

Electric roller door to front, entrance door to side, electric, power and lighting.

Rear Garden

Enclosed rear garden laid to lawn, two paved patio seating areas, shrubs and plants to borders, pond, wooden garden shed, greenhouse, fence to perimeter, gated access to front.

Agents Note

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.

- Detached Bungalow
- Three Bedrooms
- Kitchen/ Dining Room
- Energy Efficiency Rating D67
- Garage & Off Road Parking
- Enclosed, Good Sized Rear Garden
- Non Estate Location
- Gas Central Heating

Situated in a non estate location on the edge of Watton, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. The property offers kitchen/dining room, modern bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

Viewing advised!

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, gardens, parking, garage, 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, obscure glass UPVC double glazed windows to front and side, tiles to floor, door to entrance hall.

Entrance Hall

UPVC double glazed windows to front, radiator.

Lounge

15'1" (4.6m) Max x 11'11" (3.63m) Max

Feature fireplace with electric fire, UPVC double glazed window to front, radiator.

Kitchen/ Dining Room

18'9" (5.72m) Max x 15'0" (4.57m) Max

Fitted kitchen units to wall and floor, worksurface over, 1.5 bow sink unit with mixer tap and drainer, space for range

style cooker with extractor hood over, space and plumbing for washing machine, space for dishwasher, space for tall upright fridge/freezer, island unit with breakfast bar, tiles to floor, UPVC double glazed windows to rear and side, entrance door to side opening to rear garden, two built in cupboards.

Bedroom One

11'6" (3.51m) x 10'0" (3.05m)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Two

10'0" (3.05m) x 9'10" (3m)

UPVC double glazed windows to front and side, radiator.

Bedroom Three

10'11" (3.33m) x 7'7" (2.31m)

UPVC double glazed window to rear, UPVC double glazed entrance door opening to rear garden, radiator.

Bathroom

Bathroom suite comprising; p-shaped bath with shower over, WC, wash basin set within fitted cabinet, tiles to floor, tiled splashback, towel radiator,



Brandon Road, Watton, Thetford, IP25 6LL

Offers Over £270,000

