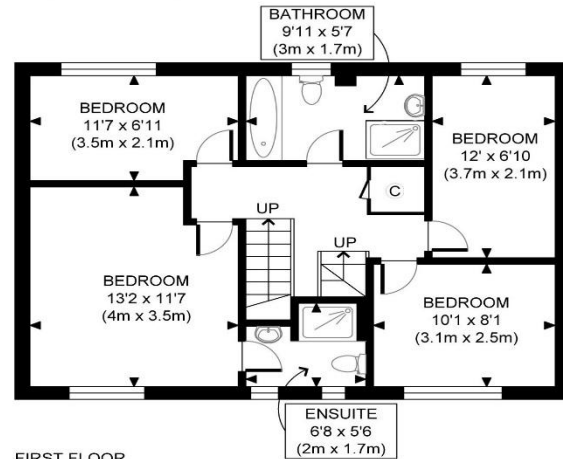
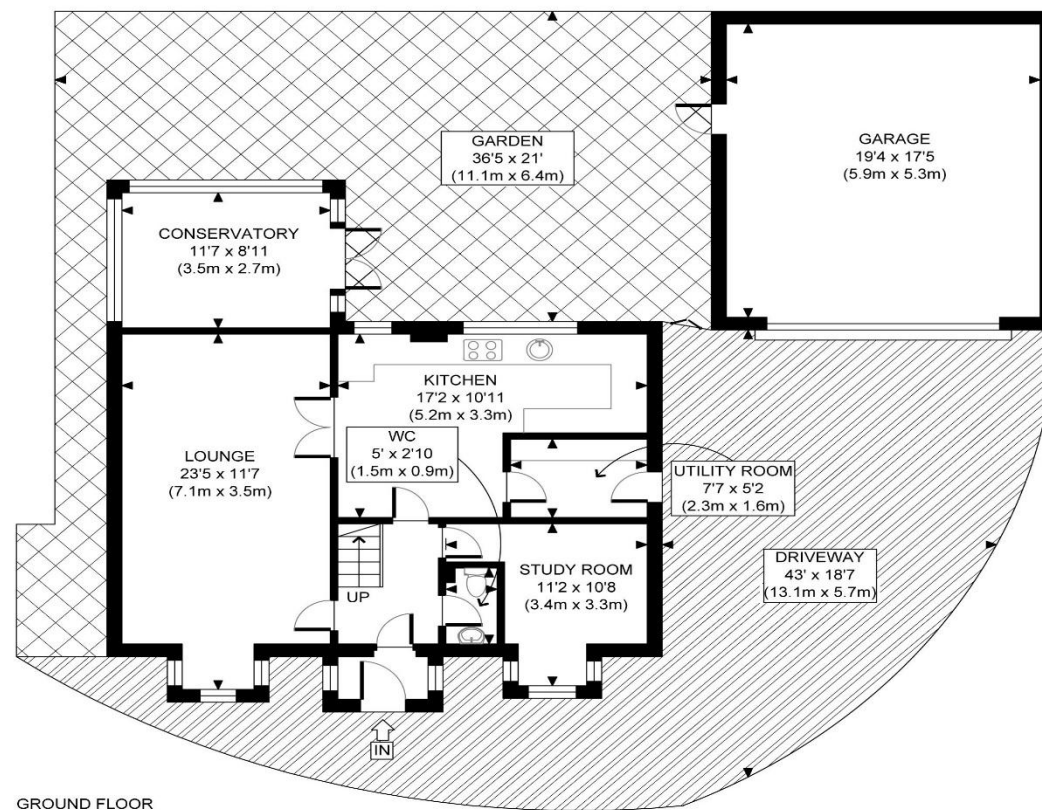


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 364 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 598 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 744 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2043 SQ FT / 190 SQM	Blenheim Way
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1706 SQ FT / 158 SQM	date 23/06/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan



Blenheim Way, Watton, Thetford, IP25 6XS

Very well presented five bedroom detached family house situated within an established development in the Norfolk town of Watton. This wonderful property offers two reception rooms, utility room, conservatory, en-suite shower room, ample parking and a double garage!

Viewing Highly recommended!

Offers in the Region of £350,000 Freehold



Situated at the end of an established development therefore not being overlooked with no passing traffic, in the popular town of Watton, Longsons are delighted to bring to the market this stunning family home. Offering an abundance of space this property boasts five bedrooms, two reception rooms, conservatory, utility room, ground floor cloakroom, en-suite and family bathroom, well established gardens, double garage with off-road parking for numerous vehicles, this home provides everything a growing family needs. Briefly, the property offers entrance porch, entrance hall, cloakroom with WC, lounge, conservatory, study, kitchen, utility room, five bedrooms with en-suite shower room to bedroom one, bathroom, second floor dressing area, gardens, parking, double garage, UPVC double glazing and gas central heating.

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see

on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. 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.

Entrance Porch

Two UPVC double glazed windows to sides, entrance door to front.

Entrance Hall

Radiator, stairs to first floor.

Cloakroom

Wash basin, WC, partially tiled walls, tiles to floor.

Lounge

23'5" (7.14m) x 11'7" (3.53m)

UPVC double glazed bow window to front, laminate flooring, two radiators, sliding doors to conservatory.

Conservatory

11'7" (3.53m) x 8'11" (2.72m)

UPVC double glazed conservatory, UPVC double glazed French doors opening into

the garden, tiles to floor, radiator providing all year round usage.

Kitchen

17'2" (5.23m) Max x 10'11" (3.33m) Max

Fitted kitchen units to wall and floor, oak effect worksurface over, stainless steel sink unit with mixer tap and drainer, newly fitted integrated electric oven and ceramic hob with extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, kick board LED lighting, tiled splashback, tiles to floor, two UPVC double glazed windows to rear.

Utility Room

7'7" (2.31m) x 5'2" (1.57m)

Fitted units to floor, oak effect worksurface over, space and plumbing for washing machine, tiled splashback, radiator, entrance door to side.

Study

11'2" (3.4m) x 10'8" (3.25m)

UPVC double glazed bay window to front, radiator.

Stairs & Landing

Built-in cupboard housing hot water cylinder, stairs leading to the second floor.

Bedroom One

13'2" (4.01m) Max x 11'7" (3.53m)

UPVC double glazed window to front, oak effect laminate flooring, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, 2 UPVC double glazed windows to front, fully tiled walls, extractor fan, radiator.

Bedroom Two

10'1" (3.07m) x 8'1" (2.46m)

UPVC double glazed window to front, radiator, laminate flooring.

Bedroom Three

12'0" (3.66m) x 6'10" (2.08m)

UPVC double glazed window to rear, radiator.

Bedroom Four

11'7" (3.53m) x 6'11" (2.11m)

UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom

Newly refurbished bathroom suite comprising: bath, shower cubicle, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator, extractor fan.

Dressing Room

16'2" (4.93m) Max x 12'10" (3.91m) Max

Stairs down to first floor, UPVC double glazed window to rear, eaves storage.

Bedroom Five

12'10" (3.91m) Max x 12'8" (3.86m) Max

UPVC double glazed window to rear, radiator, eaves storage.

Outside Front

Front garden laid to lawn, mature shrubs, pathway leading to front door, brickweave driveway providing off road parking for several vehicles and access to the double garage, outside lights, gates access to rear garden.

Double Garage

19'4" (5.89m) x 17'5" (5.31m)

Two main up and over doors to front, UPVC double glazed window to side, access door to side, power and lighting.

Rear Garden

Rear garden laid to shingle, paved patio seating area and walkways, wooden shed, mature shrubs to beds, gated access to front, fence to perimeter.

Agent's Note

EPC rating C70 (Full copy available on request)

Council tax band D (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 Five Bedroom Family Home
- Very Well Presented
- Two Reception Rooms and Conservatory
- Energy Efficiency Rating C70
- Cloakroom, En-Suite and Family Bathroom
- Gardens, Ample Parking and Double Garage
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

