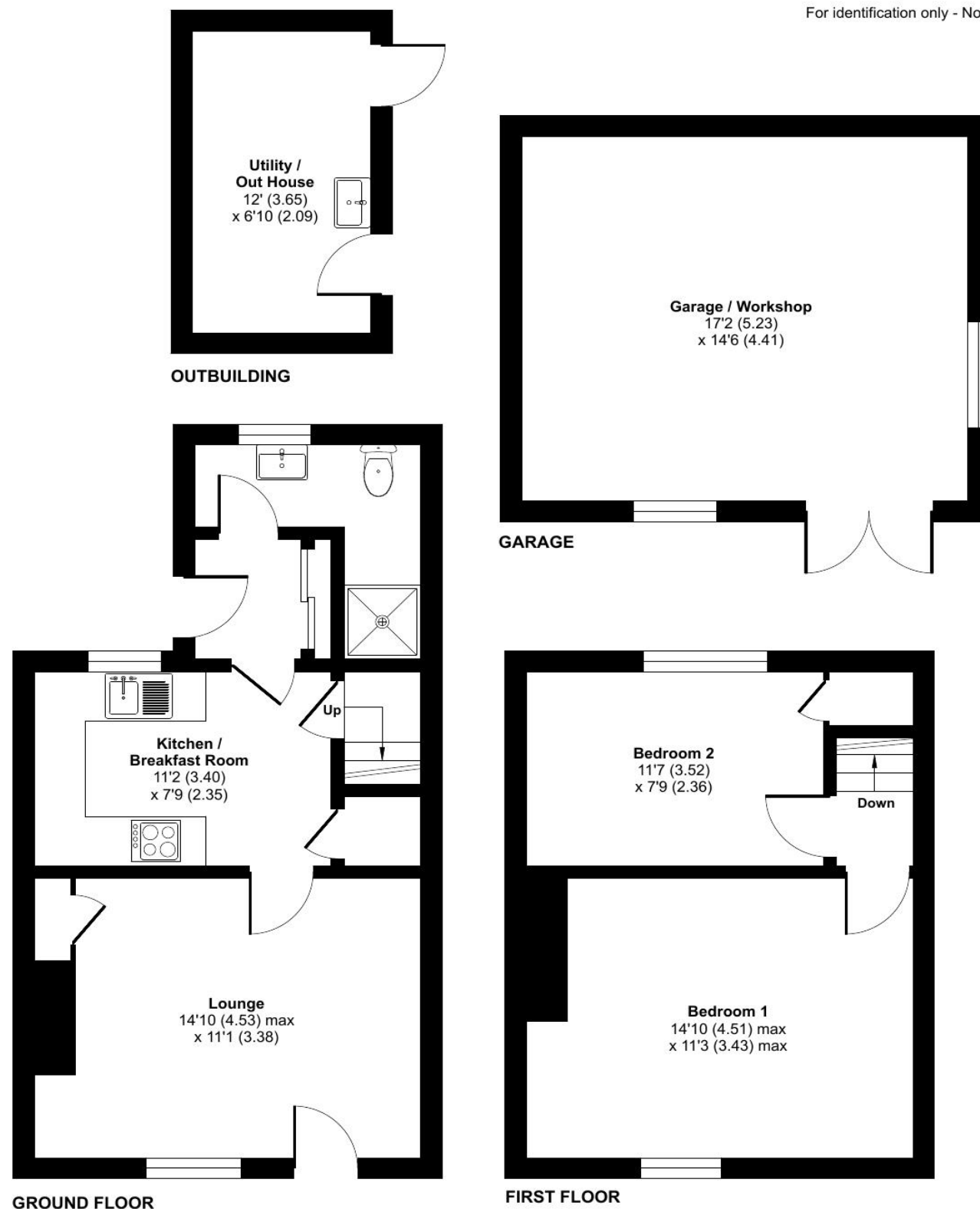


Swaffham Road, Watton, Thetford, IP25



Approximate Area = 652 sq ft / 60.5 sq m
Garage = 248 sq ft / 23 sq m
Outbuilding = 82 sq ft / 7.6 sq m
Total = 982 sq ft / 91.1 sq m
For identification only - Not to scale



Swaffham Road, Watton, Thetford, IP25 6LA

CHAIN FREE!

Well presented, semi detached two bedroom period property situated on the outskirts of Watton. The property offers gardens, parking for numerous vehicles, garage/workshop, utility outhouse, gas central heating and UPVC double glazing. Viewing highly recommended.

Price £200,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1344939



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Situated on the outskirts of Watton, Longsons are delighted to bring to the market this well presented, semi-detached two bedroom period property. The property offers parking for numerous vehicles, garage/workshop, utility outhouse, ground floor shower room, gas central heating, UPVC double glazing and gardens.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers lounge, kitchen/breakfast room, rear lobby, ground floor shower room, two bedrooms, gardens, parking for numerous vehicles, garage/workshop, utility out-building, gardens, 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.

Lounge

14'10" (4.52m) x 11'1" (3.38m)

UPVC double glazed entrance door to front, fireplace with solid fuel boiler (not in use), fitted storage cupboard to alcove, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room

11'2" (3.4m) x 7'9" (2.36m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit, space for electric oven and hob, space for fridge/freezer, small breakfast bar, modern wall mounted gas central heating boiler, built-in under stairs storage cupboard/pantry, tiled

splashback, UPVC double glazed window to rear, radiator.

Rear Lobby

UPVC double glazed entrance door opening to rear garden, tiles to floor, built in storage cupboard.

Ground Floor Shower Room

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

Stair & Landing

Bedroom One

14'10" (4.52m) x 11'3" (3.43m)

UPVC double glazed window to front, loft access, radiator.

Bedroom Two

11'7" (3.53m) x 7'9" (2.36m)

UPVC double glazed window to rear, built in cupboard housing hot water cylinder, radiator.

Outside Front

Front garden laid to lawn, path to front door, wooden fence and garden wall to perimeter, gated access to rear garden.

Utility Outhouse

Brick construction and situated in the rear garden, fitted kitchen unit with worksurface over, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for additional fridge/freezer, electric power and light with additional store to rear.

Garage/Workshop

17'2" (5.23m) x 14'6" (4.42m)

Wooden double doors, UPVC double glazed windows to front and side, electric power and light.

Rear Garden

Rear garden laid to lawn, established shrubs and plants to borders, sizeable parking area laid to shingle providing off road parking for numerous vehicles, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C69 (Full copy available on request)

Council tax band A (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.

- Semi Detached Period Property
- Parking for Numerous Vehicles
- Gas Central Heating
- Energy Efficiency Rating C69
- Brick Built Utility Outbuilding
- Garage/Workshop
- Two Bedrooms
- CHAIN FREE!

