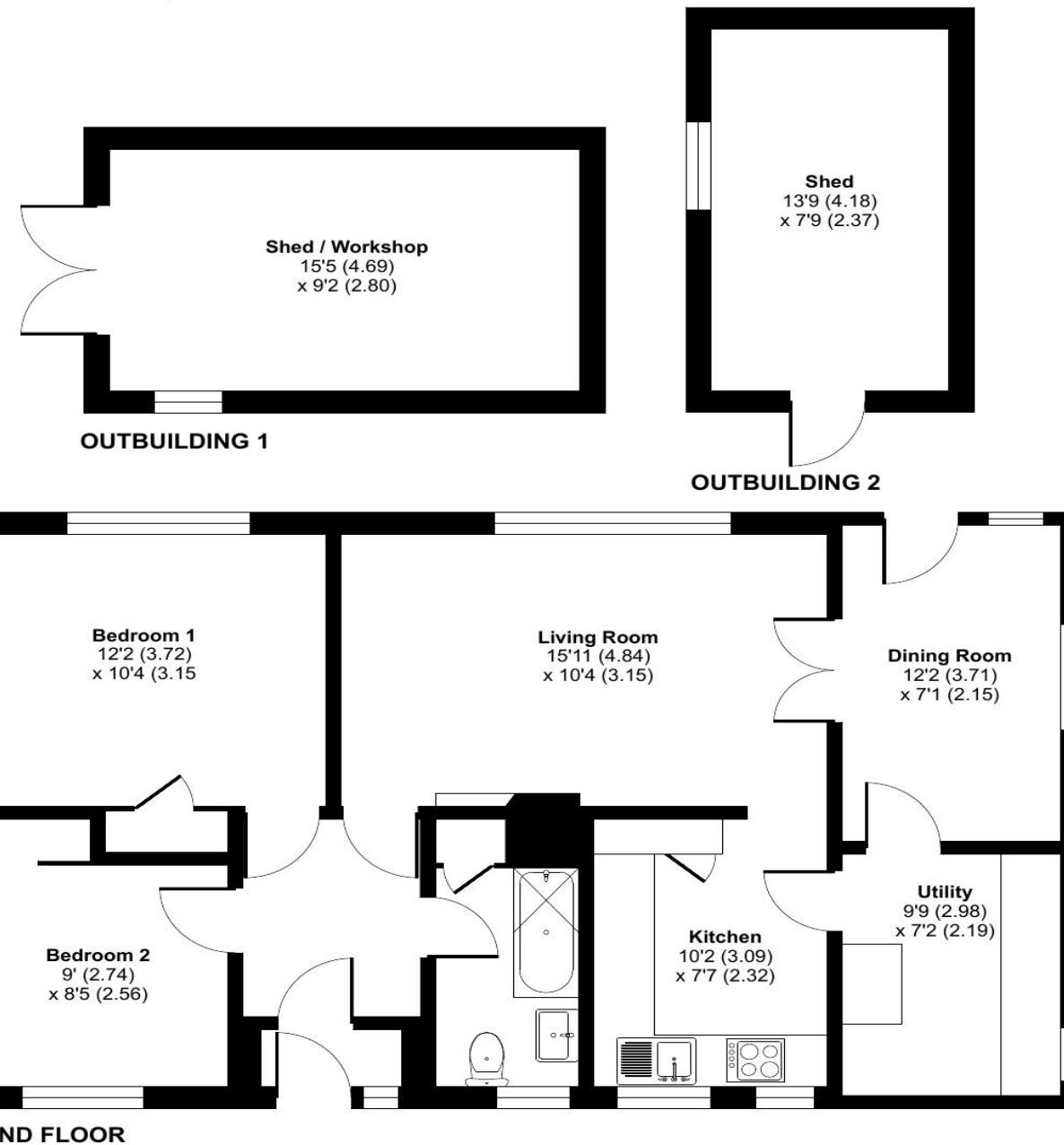


South Road, Watton, Thetford, IP25

Approximate Area = 758 sq ft / 70.4 sq m
Outbuilding = 248 sq ft / 23 sq m
Total = 1006 sq ft / 93.4 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). © nichecom 2025. Produced for Longsons. REF: 1329635



South Road, Watton, Thetford, IP25 6AX

Semi detached two bedroom bungalow situated in the popular town of Watton. The property offers generous gardens, parking, kitchen, gas central heating and UPVC double glazing. Viewing highly advised!

Price £210,000 Freehold

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

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Bedroom Two
9'0" (2.74m) x 8'5" (2.57m)
Fitted cupboard, UPVC double glazed window to front, radiator.

Bathroom
Panelled bath, with shower attachments over and shower curtain, partially tiled walls, hand wash basin, WC, obscured glass UPVC double glazed window to front, towel radiator, cupboard housing the hot water cylinder.

Outside Front
Gravelled driveway providing parking for several vehicles, raised beds to borders, outside tap, outside light, gated access to rear garden, wooden fence to perimeter.

Rear Garden
Wooden decking, paved patio area, area laid to lawn, pathway leading to back of garden and various wooden out houses including a summer house, wooden fence to perimeter, gated access to front.

Agent's Notes
EPC rating C72 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

- Two Bedroom Semi-Detached Bungalow
- Generous Gardens
- Two Reception Rooms
- Energy Efficiency Rating C72
- Two Double Bedrooms
- Gas Central Heating and UPVC Double Glazing

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 within easy reach of Watton town centre, Longsons are delighted to bring to the market this two bedroom semi-detached bungalow. The property offers generous gardens, parking, kitchen, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly the property offers entrance porch, entrance hall, living room, dining room, utility room, kitchen, two double bedrooms, bathroom, gardens, parking, 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.

Porch
UPVC double glazed door to front with full length UPVC double glazed window to it's side, door leading to hallway.

Hallway
Loft access with ladder, boarded housing the gas central heating boiler.

Living Room
15'11" (4.85m) x 10'4" (3.15m)
UPVC double glazed window to rear, radiator, wooden glazed double doors leading to dining room.

Dining Room
12'2" (3.71m) x 7'1" (2.16m)
UPVC double glazed window to side and rear, UPVC double glazed door leading to rear garden, radiator.

Utility Room
9'9" (2.97m) x 7'2" (2.18m)
Kitchen units to walls and floor, work surface over, under counter space for freezer and tumble dryer, space and plumbing for washing machine, UPVC double glazed window to side.

Kitchen
10'2" (3.1m) x 7'7" (2.31m)
Range of fitted units to walls and floor, works surface over, stainless steal sink unit with mixer tap and drainer, tiled splashback, integrated electric oven and hob, space for under counter fridge, two UPVC double glazed windows to front.

Bedroom One
12'2" (3.71m) x 10'4" (3.15m)
Fitted cupboard, UPVC double glazed window to rear, radiator.

