



## Chestnut Road, Watton, Thetford, IP25 6PG

Very well presented, fully refurbished, detached two bedroom bungalow situated on a popular development in Watton. This fantastic property offers brand new kitchen, bathroom, floor coverings, internal doors and much more.

Offered CHAIN FREE!

**Offers in Excess of £250,000 Freehold**





### Bathroom

New modern bathroom suite comprising bath with shower over and shower screen, wash basin and WC both set within fitted cabinet, obscure glass UPVC double glazed window to side, tiled splashback, radiator.

### Garage

New main up and over door to front, UPVC double glazed window to rear, personnel door opening to rear garden, electric power and lights.

### Outside Front

Recently landscaped low maintenance front garden laid to shingle wooden picket fence to perimeter, paved patio seating area to side.

### Rear Garden

Freshly landscaped with new fencing enclosed rear garden laid to lawn, seating area laid to shingle, outside tap, gated access( being replace with bespoke wooden gates) to driveway and off road parking, wooden fence to perimeter.

### Agent's Notes

EPC rating D63 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Fully Refurbished To A High Standard Two Bedroom Detached Bungalow
- New Conservatory
- New Luxury Kitchen and Bathroom Suite
- Energy Efficiency Rating D63
- Garage, Gardens and Parking
- Oil Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

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 on a popular development in the market town of Watton, Longsons are delighted to bring to the market this very well presented, fully refurbished throughout, detached two bedroom bungalow. This fantastic property has much to offer including brand new kitchen and bathroom suite, new internal doors and floor covering, garage, gardens, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, conservatory, two double bedrooms, bathroom, garage, parking, 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.

### Entrance Hall

UPVC double glazed entrance door to front, built-in storage cupboard, loft access, radiator.

### Lounge/Dining Room

Bright & Spacious with feature fireplace with inset electric fire, large UPVC double glazed window to rear, radiator.

### Kitchen/ Dining Room

Newly fitted Luxury kitchen units to walls and floor, work surface over, enamel sink unit with mixer tap, brand new Bosch integrated appliances including electric oven, induction hob with extractor hood over, fridge, freezer, washing machine and dishwasher, built-in storage cupboard, built-in cupboard housing hot water cylinder, UPVC double glazed window to rear, tiled splashback, radiator.

### Conservatory

Brand new UPVC double glazed conservatory, entrance door opening to rear.

### Bedroom One

Built-in wardrobes, UPVC double glazed window to front, radiator.

### Bedroom Two

Built-in wardrobes, UPVC double glazed window to front, radiator.

