

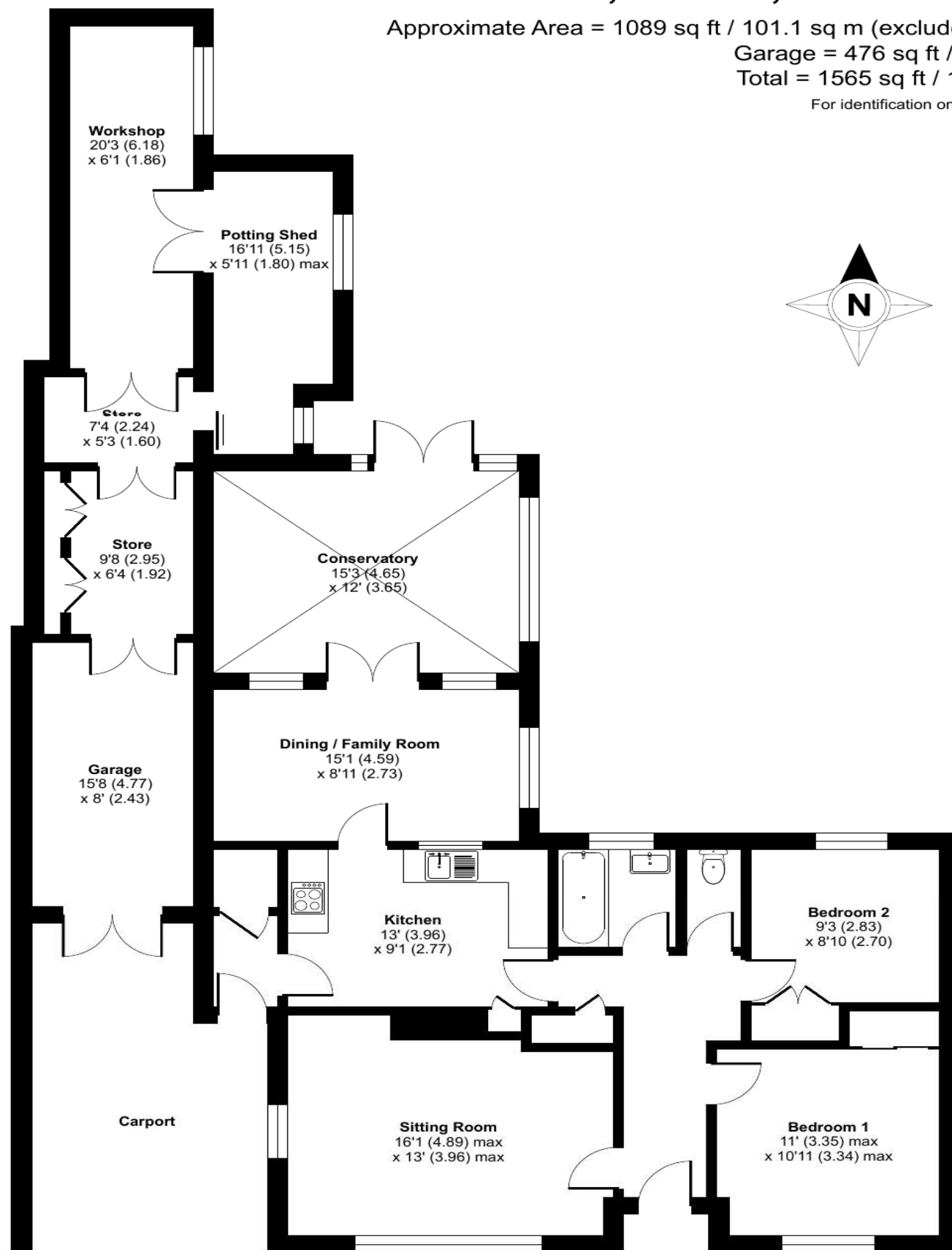
# Nelson Court, Watton, Thetford, IP25

Approximate Area = 1089 sq ft / 101.1 sq m (excludes carport)

Garage = 476 sq ft / 44.2 sq m

Total = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Longsons. REF: 1380266



## Nelson Court, Watton, Thetford, IP25 6EN

Detached two bedroom bungalow in a sought after area of Watton. The property offers two reception rooms, two double bedrooms, conservatory, UPVC double glazing and gas central heating, carport, garage, garden stores and workshop, off-road parking.

Viewing highly recommended.

**Price £260,000 Freehold**

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**Bedroom One**  
**11'0" (3.35m) x 10'11" (3.33m)**  
 Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Two**  
**9'3" (2.82m) x 8'10" (2.69m)**  
 Fitted wardrobe, built-in wardrobe and over bed cupboards, UPVC double glazed window to rear, radiator.

**Bathroom**  
 Bath with shower attachment, partially tiled walls, hand wash basin fitted within cabinet, obscure glass UPVC double glazed window to rear, radiator.

**Separate WC**  
 WC, obscure glass UPVC double glazed window to rear, radiator.

**Rear Garden**  
 Fully enclosed with paved area and path leading to wooden summer house, areas laid to shingle, wooden decked area, fishpond, wooden fence and hedge to perimeter, shrubs and plants to beds and borders, access to storage/workshop.

**Outside Front**  
 Brick driveway leading to carport and garage, path leading to front door, area laid to decorative shingle and shrubs,

chain link fence posts and wooden fence to perimeter.

**Garage**  
**15'8" (4.78m) x 8'0" (2.44m)**  
 UPVC double glazed French doors to front, range of fitted cabinets, double doors leading to two storage areas, workshop and potting shed.

**Agent's Notes**  
 EPC rating C71 (Full copy available on request)  
 Council tax band B (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.

- Two Bedroom Detached Bungalow
- Sought After Area
- Two Reception Rooms and Conservatory
- Energy Efficiency Rating
- Numerous Outside Storage Spaces
- Gas Central Heating and UPVC Double Glazing

Located in a sought after area of Watton, Longsons are delighted to bring to the market this detached two bedroom bungalow. With two double bedrooms, two reception rooms and a conservatory the property has ample living space. Outside boasts a fully enclosed rear garden with access to a potting shed, workshop, storage and garage, front garden with brickweave driveway providing off-road parking for numerous vehicles and carport, gas central heating and UPVC double glazing.

Viewing recommended to fully appreciate what is on offer.

Briefly the property offers entrance hall, sitting room, kitchen, dining/family room, conservatory, side hallway, two double bedrooms, bathroom, separate WC, garage, two storage rooms, workshop, potting shed, rear garden with summer house, parking for numerous vehicles, carport, UPVC double glazing and gas central heating.

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 obscure glass double glazed door with glazed side panel, radiator, built in storage cupboard, loft access.

**Sitting Room**  
**16'1" (4.9m) x 13'0" (3.96m)**  
 Feature brick fireplace with electric stove, two radiators, UPVC double glazed window to front and side.

**Kitchen**  
**13'0" (3.96m) x 9'1" (2.77m)**  
 Range of fitted kitchen units to walls and floor, ceramic one and a half sink unit with mixer tap and drainer, worksurface over, tiled splashback, electric double cooker with extractor fan over, space and plumbing for washing machine, space for undercounter fridge, window to rear, radiator, storage cupboard housing wall mounted gas boiler, doorway leading to dining/family room.

**Dining/Family Room**  
**15'1" (4.6m) x 8'11" (2.72m)**  
 UPVC double glazed window to side and rear, UPVC double glazed French door opening to conservatory, two radiators.

**Conservatory**  
**15'3" (4.65m) x 12'0" (3.66m)**  
 UPVC double glazed window to side, space for tumble dryer and under counter fridge, UPVC double glazed French doors opening to rear garden, two radiators.

**Side Entrance Hall**  
 UPVC double glazed door to front, large storage cupboard.

