

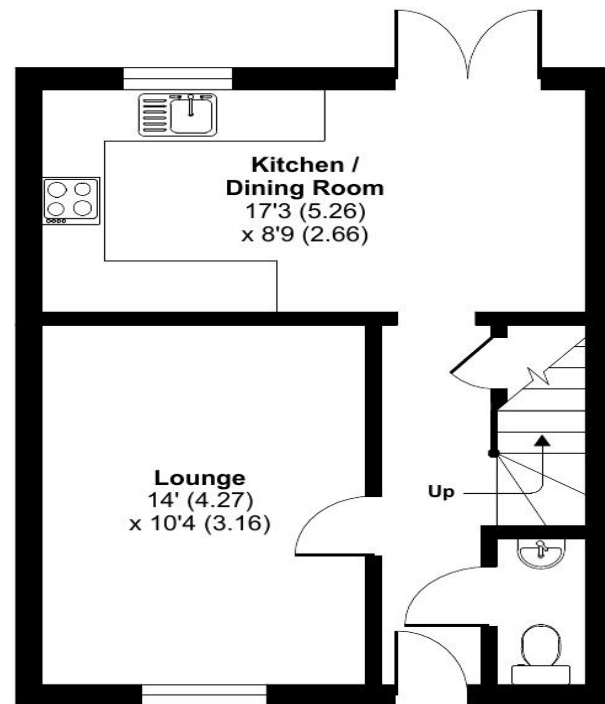
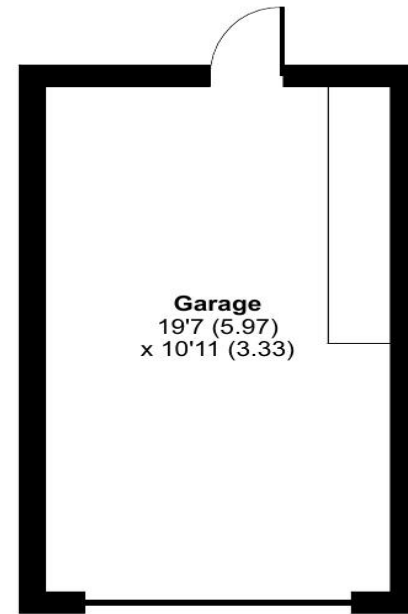
Marriot Drive, Watton, Thetford, IP25

Approximate Area = 804 sq ft / 74.7 sq m

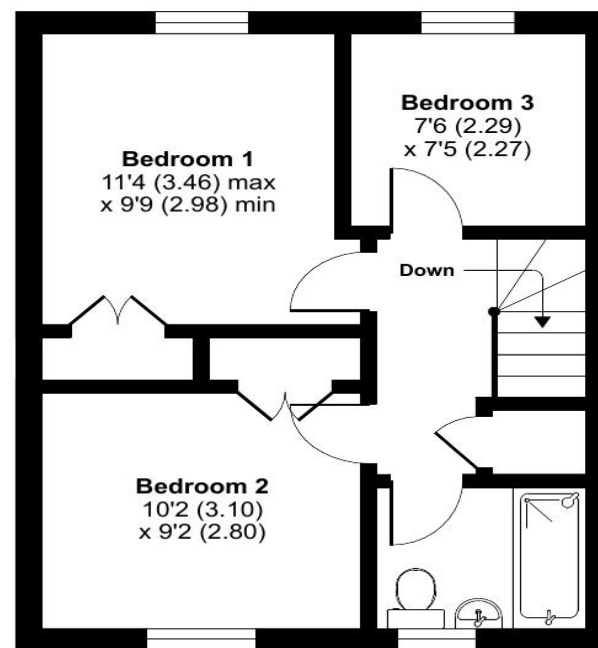
Garage = 216 sq ft / 20.1 sq m

Total = 1020 sq ft / 94.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1374174



Marriot Drive, Watton, Thetford, IP25 5AD

Very well presented, recently built, modern semi detached three bedroom house situated close to local amenities in Watton. This fantastic property offers garage, gardens, parking, kitchen/dining room, gas central heating, cloakroom with WC and UPVC double glazing. Viewing highly advised!

Offers in the Region of £250,000 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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Situated within easy reach of local amenities in the market town of Watton, Longsons are delighted to bring to the market this very well presented, recently built, modern three bedroom semi detached house. This fantastic property offers garage, gardens, parking, kitchen/dining room with integrated Bosch appliances, gas central heating, cloakroom with WC and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

Lounge

14'0" (4.27m) x 10'4" (3.15m)

UPVC double glazed window to front, radiator.

Kitchen/ Dining Room

17'3" (5.26m) x 8'9" (2.67m)

Fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double Bosch electric ovens, integrated Bosch dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, integrated Bosch gas

hob with extractor hood over, tiles to floor, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

Cloakroom

Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to front, radiator.

Stairs & Landing

Built in cupboard housing gas central heating boiler, loft access.

Bedroom One

11'4" (3.45m) Max x 9'9" (2.97m) Min

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Two

10'2" (3.1m) x 9'2" (2.79m)

Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three

7'6" (2.29m) x 7'5" (2.26m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

Garage

19'7" (5.97m) x 10'11" (3.33m)

Main up and over door to front, entrance door opening to rear garden, electric, light and power.

Outside Front

Front garden laid to lawn, path to front door, shrubs and plants to beds, driveway providing off road parking and access to garage, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs, plants and flowers to bed, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating B85 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Maintenance charge for the upkeep of communal garden areas upon site completion. Further details can be obtained through conveyancer at the time of purchase.

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.

- Modern, Semi Detached House
- Three Bedrooms
- Kitchen/ Dining Room with Bosch Appliances
- Energy Efficiency Rating B85
- Cloakroom with WC
- Garage, Parking & Gardens
- Gas Central Heating
- UPVC Double Glazing

