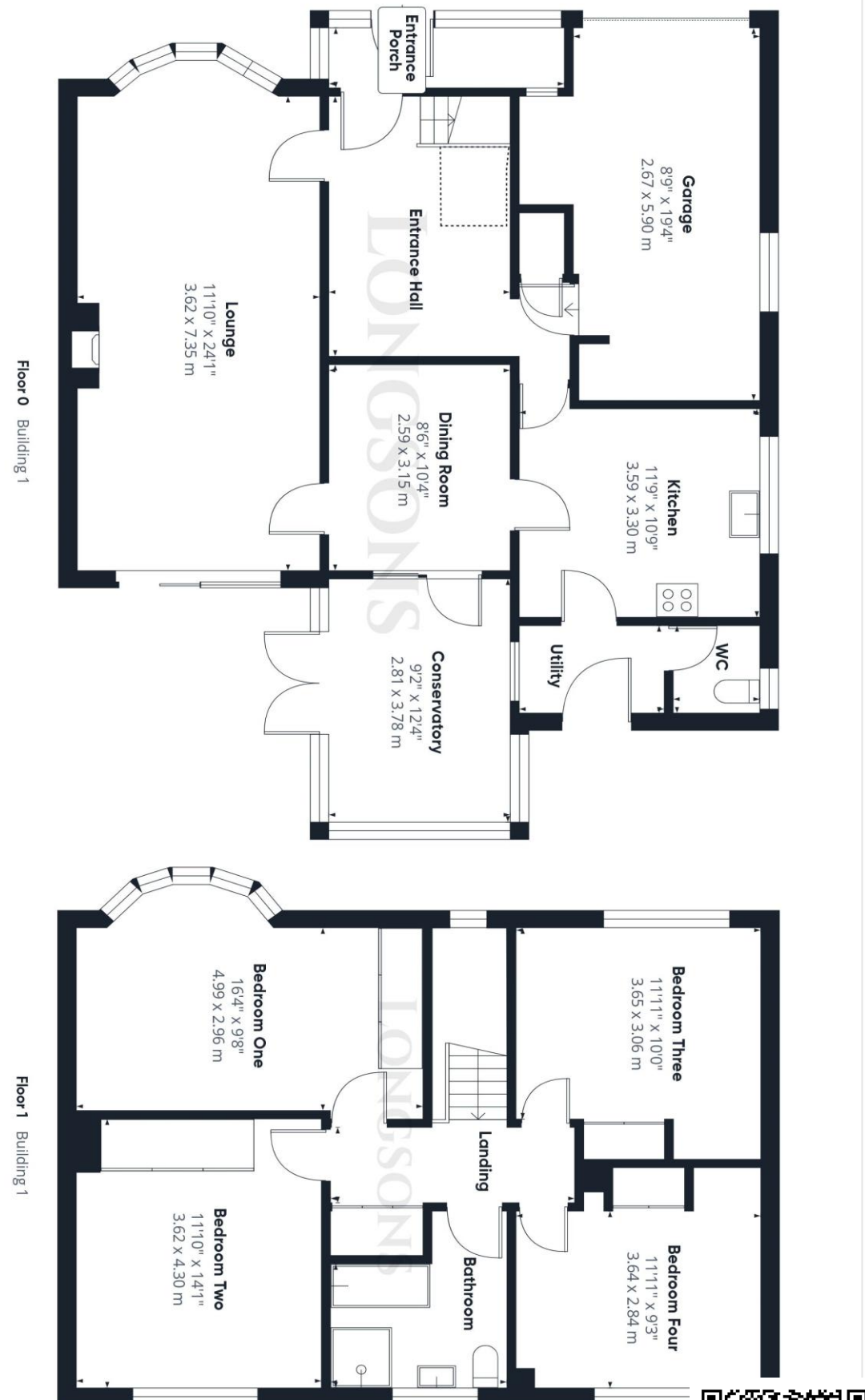




Swaffham Road, Watton, Thetford, IP25 6LA

Spacious detached four bedroom house with generous gardens situated just on the outskirts of Watton. The property offers gardens, garage, two reception rooms, conservatory, gas central heating and UPVC double glazing.

Price £425,000 Freehold





Bedroom Two
14'1" (4.29m) x 11'10" (3.61m)
 Fitted wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Three
11'11" (3.63m) x 10'0" (3.05m)
 Fitted wardrobe, UPVC double glazed window to front, radiator.

Bedroom Four
11'11" (3.63m) x 9'3" (2.82m)
 Fitted wardrobe, UPVC double glazed window to rear, radiator.

Bathroom
 Four piece suite comprising bath with mixer tap and separate hand shower attachments, shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to rear, radiator, tiled splashback, extractor fan.

Garage
15'6" (4.72m) x 7'6" (2.29m)
 Main up and over door to front, modern wall mounted gas central heating boiler, UPVC double glazed window to front and side, electric power and lights.

Outside Front
 Front garden laid to lawn, selection of shrubs, plants and flowers to beds and

borders, driveway providing off-road parking, outside light, gated access to rear garden.

Rear Garden
 Generous rear garden laid to lawn, paved patio seating area, brick built workshop with electric power and lights, wooden garden shed, greenhouse, vegetable growing area, wood and chain link fence to perimeter.

Agent's Note
 EPC rating D67 (Full copy available on request)
 Council tax band E (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.

- Specious Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D67
- Conservatory
- Cloakroom and Utility
- Gas Central Heating and UPVC Double Glazing
- Garage, Parking and Generous Gardens

Situated on the outskirts of Watton, Longsons are delighted to bring to the market this spacious detached four double bedroom house. The property offers generous gardens, garage, parking, two reception rooms, conservatory, utility room, cloakroom, gas central heating and UPVC double glazing.

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 Porch
 UPVC double glazed entrance door to front, UPVC double glazed window to front and side, tiles to floor.

Entrance Hall
 Stairs to first floor, radiator, understairs storage cupboard.

Lounge
24'1" (7.34m) x 11'10" (3.61m)
 Feature brickwork fireplace, double glazed sliding patio doors opening to rear garden, UPVC double glazed bow window to front, two radiators.

Dining Room
10'4" (3.15m) x 8'6" (2.59m)
 UPVC double glazed door opening to conservatory, radiator.

Conservatory
12'4" (3.76m) x 9'2" (2.79m)
 Modern UPVC double glazed conservatory with pitched roof, French

doors opening to rear garden, electric power and light.

Kitchen
11'9" (3.58m) x 10'9" (3.28m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and grill, space and plumbing for dishwasher, space for under counter fridge/freezer, tiled splashback, tiles to floor, UPVC double glazed window to side.

Utility Room
 Enamel butler style sink unit, work surface with space and plumbing under for washing machine, UPVC double glazed entrance door opening to rear garden, tiles to floor, radiator.

Cloakroom
 Hand wash basin, WC, obscure glass UPVC double glazed window to side, tiles to floor, radiator.

Stairs and Landing
 Built-in cupboard with double doors housing hot water cylinder, loft access.

Bedroom One
16'4" (4.98m) x 9'8" (2.95m)
 Fitted wardrobes UPVC double glazed bow window to front, radiator.



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,

