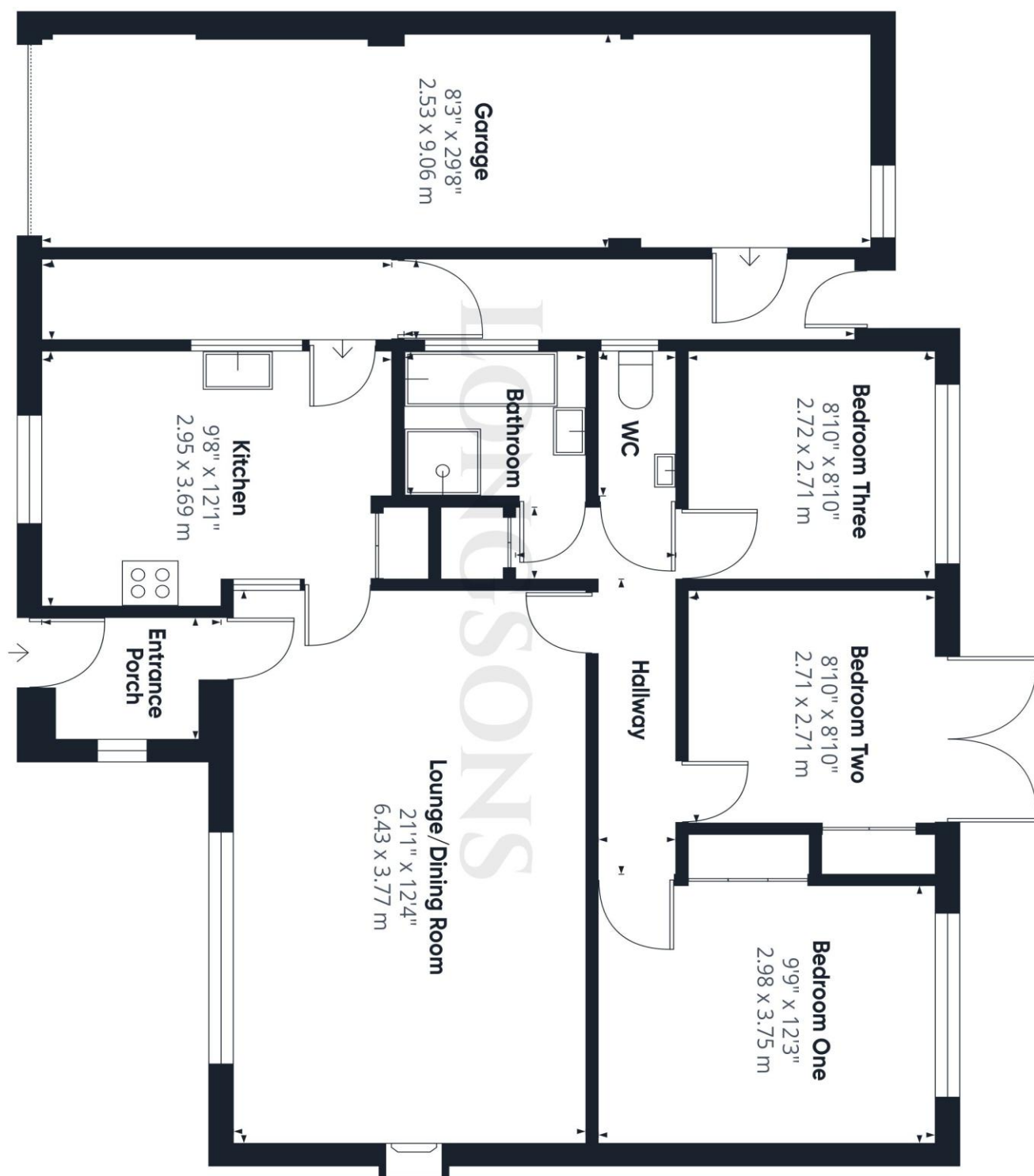




18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>



## Frost Close, Watton, Thetford, IP25 6EE

OFFERED CHAIN FREE!

Three bedroom detached bungalow situated in the market town of Watton. The property offers lounge/dining room, large single garage, gardens, parking, gas central heating and UPVC double glazing.

**Price £260,000 Freehold**

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#### Bathroom

Bathroom suite comprising bath with mixer tap and shower attachment, shower cubicle, hand wash basin, extractor fan, fully tiled walls, obscure glass UPVC double glazed window to side, radiator.

#### Cloakroom

Hand wash basin, WC, partially tiled walls, extractor fan, obscure glass UPVC double glazed window to side.

#### Outside Front

Block paved driveway leading to garage providing off-road parking, outside light, shrubs and plants to borders.

#### Rear Garden

Enclosed rear courtyard garden laid to paving slabs, shrubs and plants to beds and borders, wooden fence to perimeter.

#### Garage

**29'8" (9.04m) x 8'3" (2.51m)**

Up and over door to front, door leading to rear garden, UPVC double glazed window to rear.

#### Agent's Notes

EPC rating D64 (Full copy available on request)

Council tax band C (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.

- Three Bedroom Detached Bungalow
- Popular Town Location
- Large Single Garage, Gardens and Parking
- Energy Efficiency Rating
- Gas Central Heating and UPVC Double Glazing
- OFFERED Chain Free

Situated in the market town of Watton within proximity of all amenities, Longsons are delighted to bring to the market this three bedroom detached bungalow. The property offers lounge/dining room, kitchen, bathroom and cloakroom, large single garage, gardens and parking.

Briefly the property offers entrance porch, kitchen, lounge/dining room, three bedrooms, inner hallway, bathroom, cloakroom, garage, gardens, parking 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Porch

UPVC double glazed door to front, UPVC double glazed window to side, radiator.

#### Kitchen

**12'1" (3.68m) x 9'8" (2.95m)**

Fitted kitchen units to walls and floor, work surface over, one and a half bowl ceramic sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, pantry cupboard, tiled splashback, UPVC double glazed windows to front and side, UPVC double glazed entrance door leading to side passageway, recessed spotlights to ceiling, tiles to floor.

#### Lounge/Dining Room

**21'1" (6.43m) x 12'4" (3.76m)**

Feature fireplace with inset electric fire, UPVC double glazed window to front, radiator.

#### Inner Hallway

Cupboard housing hot water cylinder, radiator.

#### Bedroom One

**12'3" (3.73m) x 9'9" (2.97m)**

Fitted bedroom furniture including wardrobes and overhead storage units, built-in double wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**8'10" (2.69m) x 8'10" (2.69m)**

Fitted wardrobes, UPVC double glazed French doors opening to rear, radiator.

#### Bedroom Three

**8'10" (2.69m) x 8'10" (2.69m)**

UPVC double glazed window to rear, radiator.

