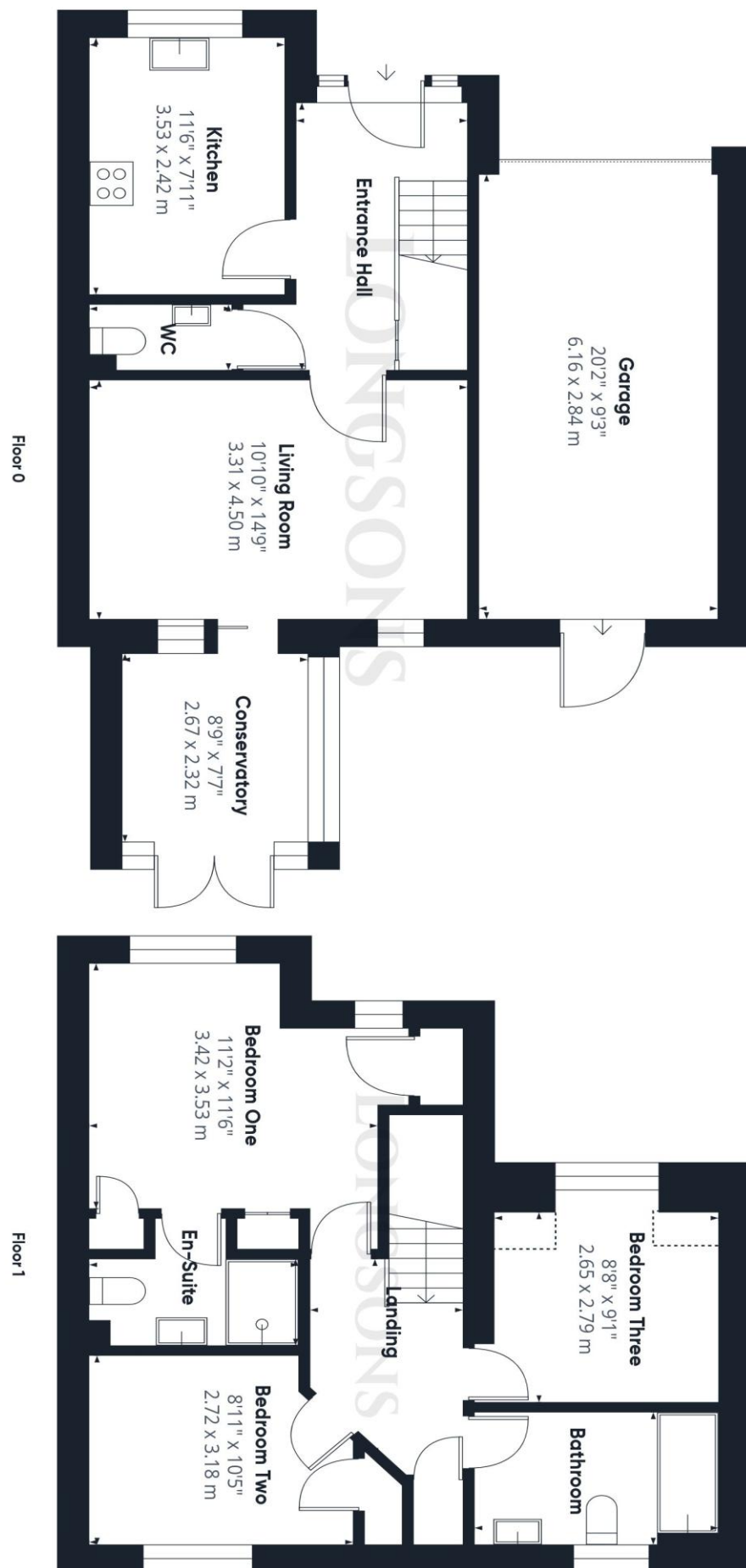




Merchants Court, Watton, Thetford, IP25 6FJ

Very well presented modern semi-detached three bedroom house conveniently situated not too far from Watton town centre. This superb property offers garage, parking, en-suite shower room, modern conservatory, solar panel for heating the hot water, well presented gardens, gas central heating and UPVC double glazing.

Price £260,000 Freehold





Bedroom Two
10'5" (3.18m) x 8'11" (2.72m)
 Built-in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Three
9'1" (2.77m) x 8'8" (2.64m)
 UPVC double glazed window to front, radiator.

Bathroom
 Suite comprising bath with mix shower over and shower screen, hand wash basin, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear, radiator.

Outside Front
 Front garden laid to lawn, path to front door, driveway providing off-road parking, outside lights, outside tap, gated access to rear garden.

Garage
20'2" (6.15m) x 9'3" (2.82m)
 Motorised main up and over door to front, entrance door opening to rear garden, electric power and lights.

Rear Garden
 Enclosed very well maintained rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden garden shed, wooden fence to perimeter, gated access to front.

Agent's Note
 EPC rating C77 (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.

- Modern Semi-Detached House
- Three Bedrooms
- Cloakroom, Family Bathroom and En-Suite
- Energy Efficiency Rating C77
- Conservatory and Well Presented Gardens
- Solar Panel for Hot Water
- Garage and Off-Road parking
- UPVC Double Glazing and Gas Central Heating

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this very well presented modern semi-detached three bedroom house. This fantastic property offers garage, parking, en-suite shower room, modern conservatory, solar panel for heating the hot water, gardens, gas central heating, and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, conservatory, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, 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.

Lounge
14'9" (4.5m) x 10'10" (3.3m)
 UPVC double glazed patio doors opening to conservatory, UPVC double glazed window to rear, radiator.

Conservatory
8'9" (2.67m) x 7'7" (2.31m)
 Modern UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, radiator providing all year round usage, tiles to floor.

Kitchen
11'6" (3.51m) x 7'11" (2.41m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, tiled splashback, tiles to floor, radiator.

Cloakroom
 Hand wash basin, WC, tiles to floor, extractor fan, radiator.

Stairs and Landing
 Built-in cupboard housing hot water cylinder, loft access, radiator.

Bedroom One
11'6" (3.51m) x 11'2" (3.4m)
 Built-in wardrobes, two UPVC double glazed windows to front, radiator, door to en-suite shower room.

En-suite Shower Room
 Large shower cubicle, hand wash basin, WC, radiator, tiles to floor, extract fan.

