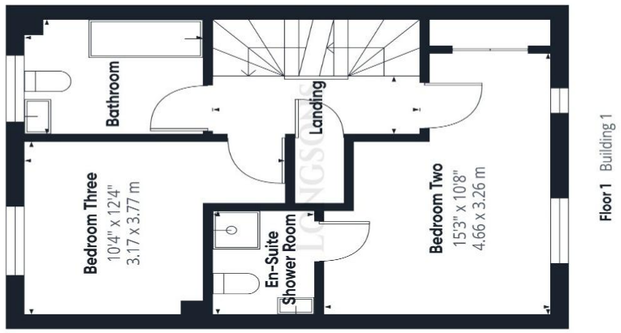
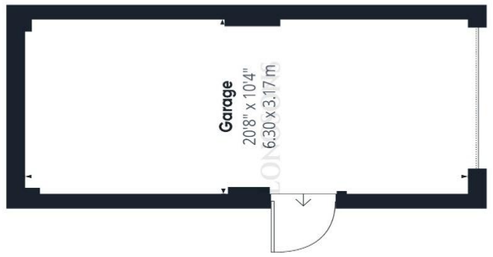
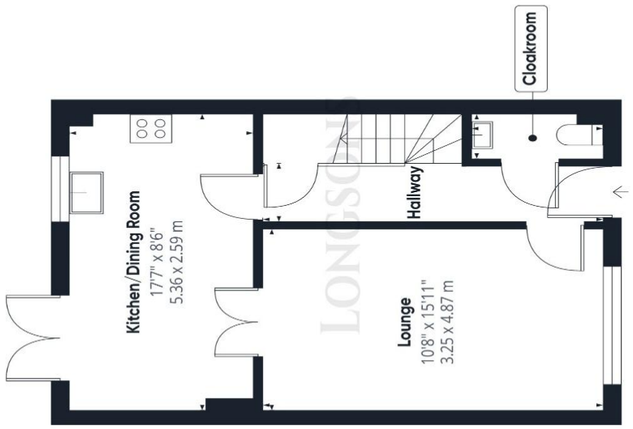


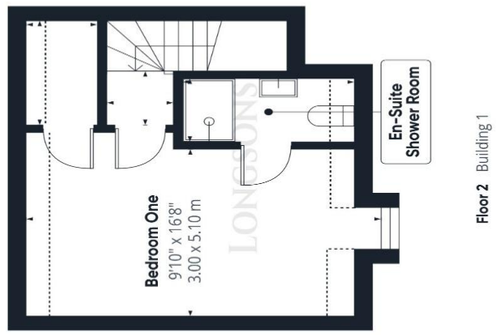
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

LONGSONS



Byfords Way, Watton, Thetford, IP25 6TB

Well presented three bedroom townhouse situated in the popular market town of Watton. The property boasts lounge, kitchen with integrated appliances, water softener, a modern open plan feel, family bathroom, two en-suite shower rooms, garage, off-road parking, as well as gas central heating.

Offers in Excess of £260,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk



Longsons are delighted to offer this well presented, three bedroom townhouse located on a popular development in the market town of Watton. The property offers a good sized lounge, well equipped kitchen/dining room, two en-suite shower rooms, family bathroom, garage, driveway, rear garden, as well as water softener, gas central heating and double glazing throughout!

Briefly, the property offers, entrance hall, cloakroom, under stairs storage cupboard, lounge, kitchen/dining room, first and second floor landings, airing cupboard, bathroom, three bedrooms, two en-suite shower rooms, rear garden, garage, driveway, gas central heating and 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall
Stairs to first floor, under stairs storage cupboard, cloakroom, radiator.

Cloakroom
Hand wash basin, WC, wall mounted extractor fan, radiator.

Lounge
15'11" (4.85m) x 10'8" (3.25m)
Double doors opening to the dining area, double glazed window to front, two radiators.

Kitchen/Dining Room
17'7" (5.36m) x 8'6" (2.59m)
Modern fitted cabinets to wall and floor, laminate work surface over and tiled splashback, range of integrated appliances including washing machine, dishwasher, fridge/freezer, double fan oven and gas hob, inset stainless steel one and a half bowl sink with spring neck mixer tap, separate drinking water tap and drainer, double glazed window and patio doors to rear garden, radiator.

First Floor Landing
Access to bedrooms two and three, bathroom and stairs to second floor, airing cupboard housing hot water cylinder, radiator.

Bedroom Two
15'3" (4.65m) x 10'8" (3.25m)
Built-in wardrobes, access to en-suite shower room, two double glazed windows to front, radiator.

En-Suite Shower Room
Walk-in corner shower cubicle with glass screen, WC, hand wash basin, ceiling mounted extractor fan, radiator.

Bedroom Three
12'4" (3.76m) x 10'4" (3.15m)
Double glazed window to rear, radiator.

Bathroom
Suite comprising bath with mixer tap and hand held shower attachment, hand wash basin, WC, ceiling mounted extractor fan, obscure double glazed window to rear, radiator.

Second Floor Landing
Access to Bedroom One.

Bedroom One
16'8" (5.08m) x 9'10" (3m)
Walk-in wardrobe, access to en-suite shower room, loft access, double glazed dormer window to front, double glazed Velux window to rear, two radiators.

En-Suite Shower Room
Walk-in shower cubicle with glass screen, WC, hand wash basin, ceiling mounted extractor fan, radiator.

Front of Property
Small area laid to shingle, established hedges, paved walkway leading to entrance, outside light.

Rear of Property
Laid to lawn, patio area and walkway leading to garage, fences to perimeters, established plants to bark chipping beds, personnel door to garage, gated access to two vehicle driveway at rear of property, outside lighting, outside tap.

Garage
20'8" (6.3m) x 10'4" (3.15m)
Main up and over door to front, personnel door to side, electric power and lights.

Agent`s Note 1
EPC rating C80 (Full copy available on request).
Council tax band C (Own enquiries should be made via Breckland District Council).

Agent`s Note 2
Service Charge £120 per annum.

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.

- Well-Presented Town House
- Three Bedrooms
- Family Bathroom and Two En-Suite Shower Rooms
- Energy Efficiency Rating C80
- Enclosed Rear Garden
- Garage and Off-road Parking







