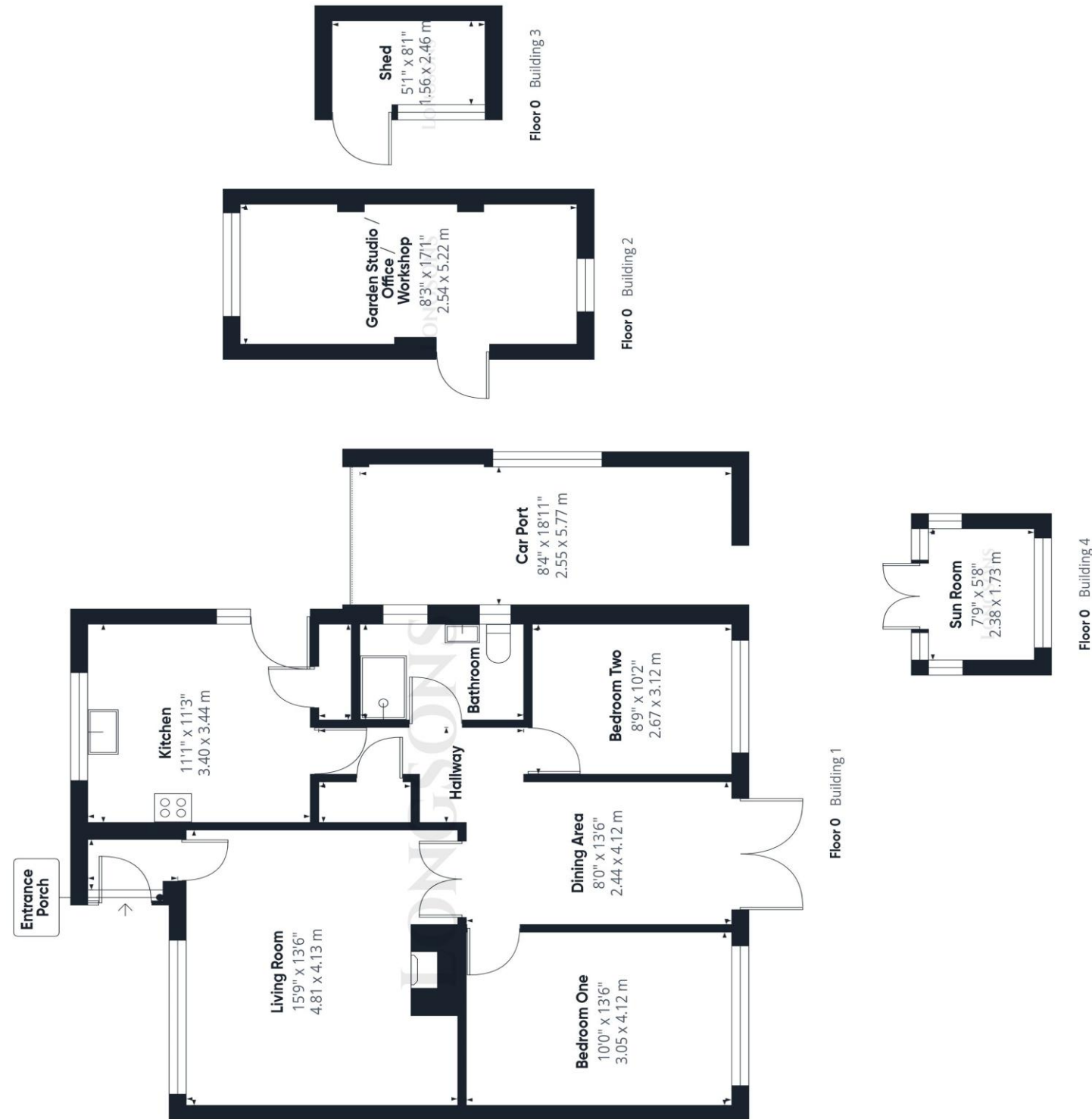




Langmere Road, Watton, Thetford, IP25 6LG

Extremely well presented, ready to move straight in, two bedroom detached bungalow situated on a popular development in Watton, This superb property offers two reception rooms, kitchen, bathroom, gardens, off-road parking, secure car-port, gas central heating and UPVC double glazing throughout.

Price £270,000 Freehold





Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this extremely well presented two bedroom detached bungalow. This absolutely fabulous, fully updated property is ready to move straight in and has lots to offer including living room and dining room, kitchen, bathroom, garden space, garden studio/workshop, off-road parking, secure car port, gas central heating, UPVC double glazing and far reaching countryside views,

Briefly, the property offers entrance porch, living room, dining room, kitchen, two bedrooms, bathroom, gardens, patio, garden studio/workshop/office, shed, summer room, 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Porch
Composite entrance door, loft access.

Living Room
15'9" (4.8m) x 13'6" (4.11m)
Electric fire with polished stone hearth and surrounding mantle, radiator, UPVC double glazed window to front, glazed double doors to dining area.

Dining Area
13'6" (4.11m) x 8'0" (2.44m)
Oak effect laminate flooring, radiator, UPVC double glazed French doors to rear garden.

Hallway
Storage cupboard.

Kitchen
11'3" (3.43m) x 11'1" (3.38m)
Fitted cabinets to floor and with marble effect laminate worktop over and tiled splashback, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, inset stainless steel sink one and a half bowl sink unit with mixer tap and integrated drainer, additional storage pantry, cupboard housing recently installed (approx 12 months ago) gas combination boiler, UPVC double glazed windows to front and side, composite entrance door to side.

Bedroom One
13'6" (4.11m) x 10'0" (3.05m)
Radiator, UPVC double glazed window to rear.

Bedroom Two
10'2" (3.1m) x 8'9" (2.67m)
Radiator, UPVC double glazed window to rear.

Bathroom
8'3" (2.51m) x 5'8" (1.73m)
Tiles to floor and wall, hand washbasin set within fitted cabinet, WC, towel radiator, walk-in power shower, extractor fan, two obscure UPVC double glazed windows to side.

Front of Property
Laid to lawn with brickweave path, ample off-road parking, composite front entrance door, outside lighting, carport with motorised roller door providing secure covered parking, outside electrical points, two outside taps.

Garden Studio/Office/Workshop
17'1" (5.21m) x 8'3" (2.51m)
Entrance door to rear garden, electric light and power.

Rear Garden
Laid to lawn, paved patio seating area, wooden pergola over, paved walkway to side of property, timber summer house, wooden garden shed, wooden fence to perimeter and far reaching countryside views.

Summer House
7'9" (2.36m) x 5'8" (1.73m)
Wooden summer house, double doors, window with open countryside views.

Agent's Notes
EPC rating D65 (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.

- Two Bedrooms
- Very Well Presented
- Garden
Studio/Workshop/Office,
Summer Room and Shed
- Energy Efficiency Rating
D65
- Off-Road Parking and
Car-Port
- Garden with Far
Reaching Countryside
Views

