



Coburg Close, Watton, Thetford, IP25 6XW

NO CHAIN!! A detached two bedroom bungalow with stunning views over open countryside to the rear situated in a quiet cul-de-sac location on the edge of the Norfolk town of Watton. The property offers garage, parking, electric heating and UPVC double glazing. Viewing is highly recommended.

Offers in the Region of £240,000 Freehold





Outside Front

The front of the property is laid to lawn with driveway providing off road parking and leading to garage door, passageway leads between the garage and the property giving access to the rear garden.

Semi-Detached Garage

Main up and over door to front access, personal door to side aspect, electric power and light.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, views over open farmland/ countryside, hedging to perimeter.

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.

- Detached Bungalow
- Two Bedrooms
- NO CHAIN
- Cul-De-Sac Location
- Countryside Views To Rear
- Shower Room
- Electric Heating
- Garage + Parking
- UPVC Double Glazing

NO CHAIN!! Situated on the edge of the Norfolk town of Watton in a cul-de-sac location, Longsons are delighted to bring to the market this two bedroom detached bungalow with stunning views over open countryside to the rear. The property benefits from garage, electric heating, parking, gardens and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, lounge, kitchen/ breakfast room, rear porch, two bedrooms, shower room, garage, parking, gardens, electric heating and UPVC double glazing.

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the

town name; wat being the local dialect word for hare, and ton for barrel. 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.

Entrance Hall

UPVC front door to front aspect, night storage heater, access to loft space, airing cupboard with hot water cylinder.

Lounge
16'5" (5m) x 11'6" (3.51m)

Window to front aspect, night storage heater, living flame wall mounted gas fired heater.

Kitchen Breakfast Room
11'11" (3.63m) x 11'6" (3.51m)

Fitted kitchen to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing machine, built in pantry cupboard, night storage heater, window to rear aspect with views over open countryside views, door to rear porch.

Rear Porch

Windows to rear aspect, door to rear garden.

Bedroom One
11'2" (3.4m) x 10'8" (3.25m)

Electric panel radiator, window to front aspect.

Bedroom Two
11'2" (3.4m) x 9'5" (2.87m)

Electric panel heater, window to rear aspect with countryside views.

Shower Room

Shower cubicle with electric power shower, wash basin, WC, wall mounted electric fan heater, tiled walls.

