

# Queensway, Watton, Thetford, IP25

Approximate Area = 1032 sq ft / 95.8 sq m

Garage = 130 sq ft / 12 sq m

Total = 1162 sq ft / 107.8 sq m

For identification only - Not to scale



## Queensway, Watton, Thetford, IP25 6BL

**CHAIN FREE!**

Very well presented, semi-detached three bedroom house situated on a popular development in Watton. This fantastic property offers modern kitchen/dining room, lounge with log burning stove, garage, parking, garden with gazebo and bar, four piece bathroom suite, UPVC double glazing and GCH.

**Offers in the Region of £260,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1277554



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**Bedroom Two**  
**12'11" (3.94m) Max x 12'11" (3.94m) Max**

UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**8'9" (2.67m) x 6'8" (2.03m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Four piece bathroom suite comprising double shower cubicle with rainfall shower head over and separate hand shower attachment, bath with mixer tap and separate hand shower attachment, wash basin, WC, tiled splashback, tiles to floor, towel radiator, obscure glass UPVC double glazed window to front.

**Garage**  
**17'3" (5.26m) x 8'2" (2.49m)**

Remote control motorised roller door to front, personnel door opening to entrance hall, electric power and lights.

**Outside Front**

Front garden laid to lawn, driveway providing off road parking, shrubs and plants to beds and borders, outside lights, outside tap.

**Rear Garden**

Enclosed well maintained rear garden laid to lawn, paved patio seating area with gazebo, wooden shed housing a garden bar with electric power and outside lights, wooden fence to perimeter, shrubs and plants to borders.

**Agent's Notes**

EPC rating C70 (Full copy available on request)  
Council tax band B (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.

- Semi-Detached Three Bedroom House
- Very Well Presented
- Garden Room/Study
- Energy Efficiency Rating - C70
- Garage and Parking
- Garden with Gazebo and Bar
- UPVC Double Glazing and Gas Central Heating
- Available CHAIN FREE!

Situated on a popular development in Watton, Longsons are delighted to bring to the market this very well presented semi-detached three bedroom house. This fantastic property offers kitchen/dining room, lounge with modern log burning stove, four piece bathroom suite, cloakroom with WC, garage, gardens with gazebo and garden bar, garden room/study, parking, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, garden room/study, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, 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, tiles to floor, personnel door through to garage.

**Lounge**  
**18'1" (5.51m) Max x 12'11" (3.94m) Max**

Modern feature log burning stove, UPVC double glazed patio doors opening to rear garden, stairs to first floor, radiator.

**Kitchen/Dining Room**  
**15'1" (4.6m) x 13'9" (4.19m)**

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and

drainer, island unit with oak work surface over, integrated double electric oven, integrated five ring gas hob with extractor hood over, integrated wine rack, space for tall upright fridge/freezer, space and plumbing for washing machine, a modern wall mounted gas combi central heating boiler, tiled splashback, two UPVC double glazed windows to front.

**Garden Room/Study**  
**11'7" (3.53m) x 10'2" (3.1m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear and side, tiles to floor.

**Cloakroom**

Hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**

Built-in airing cupboard with radiator, built-in wardrobe, loft access with loft ladder to partially boarded loft.

**Bedroom One**  
**11'1" (3.38m) x 10'7" (3.23m)**

Large fitted wardrobe with sliding mirrored doors, UPVC double glazed window to front, radiator.

