



## Abbey Road, Watton, Thetford, IP25 6PJ

**CHAIN FREE!**

Very well presented, detached three/four bedrooms chalet style house situated on a popular development in Watton. The property offers spacious accommodation with kitchen/dining room, study/bedroom four, utility, cloakroom with WC, bathroom, garage, car port gardens and ample parking.

**Price £325,000 Freehold**







Situated on a popular development in Watton, Longsons are delighted to bring to the market this very well presented detached three/four bedroom chalet style house. This superb property offers flexible accommodation and includes kitchen/dining room, utility room, office/ground floor bedroom, log burning stove, conservatory, cloakroom with WC, four piece bathroom suite, garage, carport, parking for several vehicles, gardens, four year old oil central heating system, UPVC double glazing and house fully re-wired four years ago.

Viewing highly recommended.

Available CHAIN FREE!

Briefly, the property offers entrance hall, cloakroom with WC, study/bedroom four, lounge, kitchen/dining room, side entrance hall, utility room, conservatory, three/four bedrooms, bathroom, garage, car port, parking, gardens, oil fired central 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. 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.

**Entrance Hall**

UPVC double glazed entrance door to front, UPVC double glazed window to front and side, radiator.

**Lounge**

**18'7" (5.66m) x 12'6" (3.81m)**

Feature fireplace with inset log burning stove, rustic style stairs to first floor, UPVC double glazed window to front and side, two radiators.

**Study/Bedroom Four**

**7'11" (2.41m) x 7'3" (2.21m)**

UPVC double glazed window to side, radiator.

**Cloakroom**

Hand wash basin, WC, tiled walls, towel radiator, obscure glass UPVC double glazed window to front and side.

**Kitchen/Dining Room**

**20'3" (6.17m) x 10'3" (3.12m)**

Modern fitted kitchen units to wall and floor, work surface over, enamel one

and a half bowl sink unit with mixer tap and drainer, integrated electric oven with induction hob and extractor hood over, space for tall upright fridge/freezer, tiled splashback, tiles to floor, radiator.

**Side Entrance Hall**

UPVC double glazed door to side, built-in cupboard, radiator.

**Conservatory**

**18'1" (5.51m) x 10'4" (3.15m)**

Modern UPVC double glazed conservatory with pitched roof, UPVC double glazed French doors opening to side, radiator.

**Utility Room**

**8'10" (2.69m) x 6'8" (2.03m)**

Work surface with space and plumbing under for washing machine and space for tumble dryer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, personnel door to garage.

**Stairs and Landing**

Loft access.

**Bedroom One**

**13'0" (3.96m) x 10'5" (3.18m)**

Fitted wardrobes with mirrored doors, fitted drawers, UPVC double glazed

sliding patio doors opening to rear, vertical radiator.

**Bedroom Two**

**12'7" (3.84m) x 8'10" (2.69m)**

Walk-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**

**12'6" (3.81m) x 6'9" (2.06m)**

UPVC double glazed window to front, radiator.

**Bathroom**

Four piece bathroom suite comprising, stand alone double ended bath with mixer tap and separate hand shower attachment, double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

**Garage**

**16'10" (5.13m) x 8'11" (2.72m)**

Main up and over door to front, window to rear, electric light and power, personnel door through to utility room.

**Outside Front**

Front garden laid to lawn, driveway providing off road parking and access to garage, carport, further off road parking laid to shingle, shrubs and plants to border, outside lights, external

power socket, outside tap, wooden fence to perimeter, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, further area to side with wooden seating area, shrubs and plants to borders, paved patio seating area, outside lighting, wooden fence to perimeter, gated access to front.

**Agent's Notes**

EPC rating D55 (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.

- Chalet Style House
- Three/Four Bedrooms
- Spacious, Flexible Accommodation
- Energy Efficiency Rating D56
- Ground Floor Study/Bedroom Four
- Conservatory and Utility
- Garage, Carport and Off Road Parking
- Gardens
- Oil Central Heating and UPVC Double Glazing
- Offered CHAIN FREE

