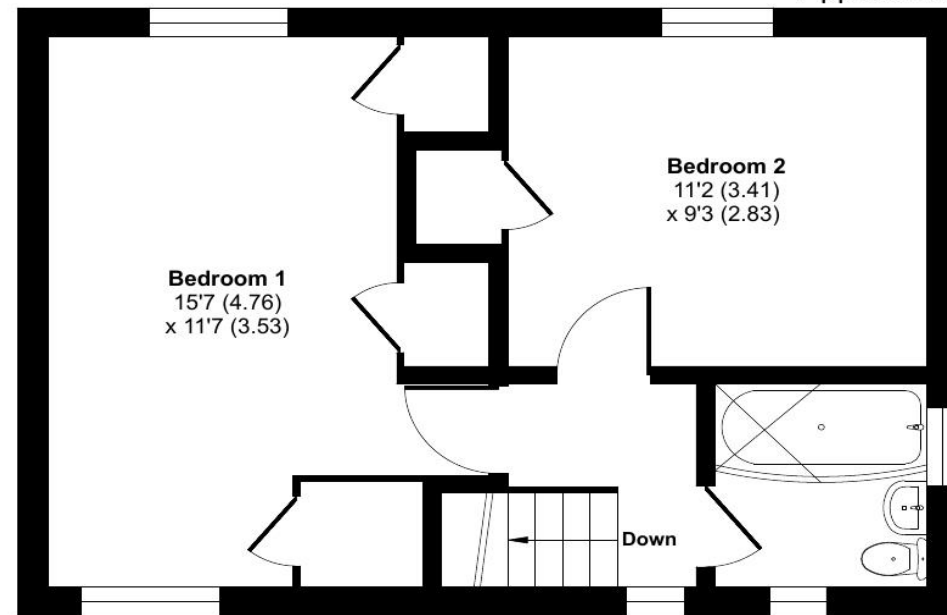


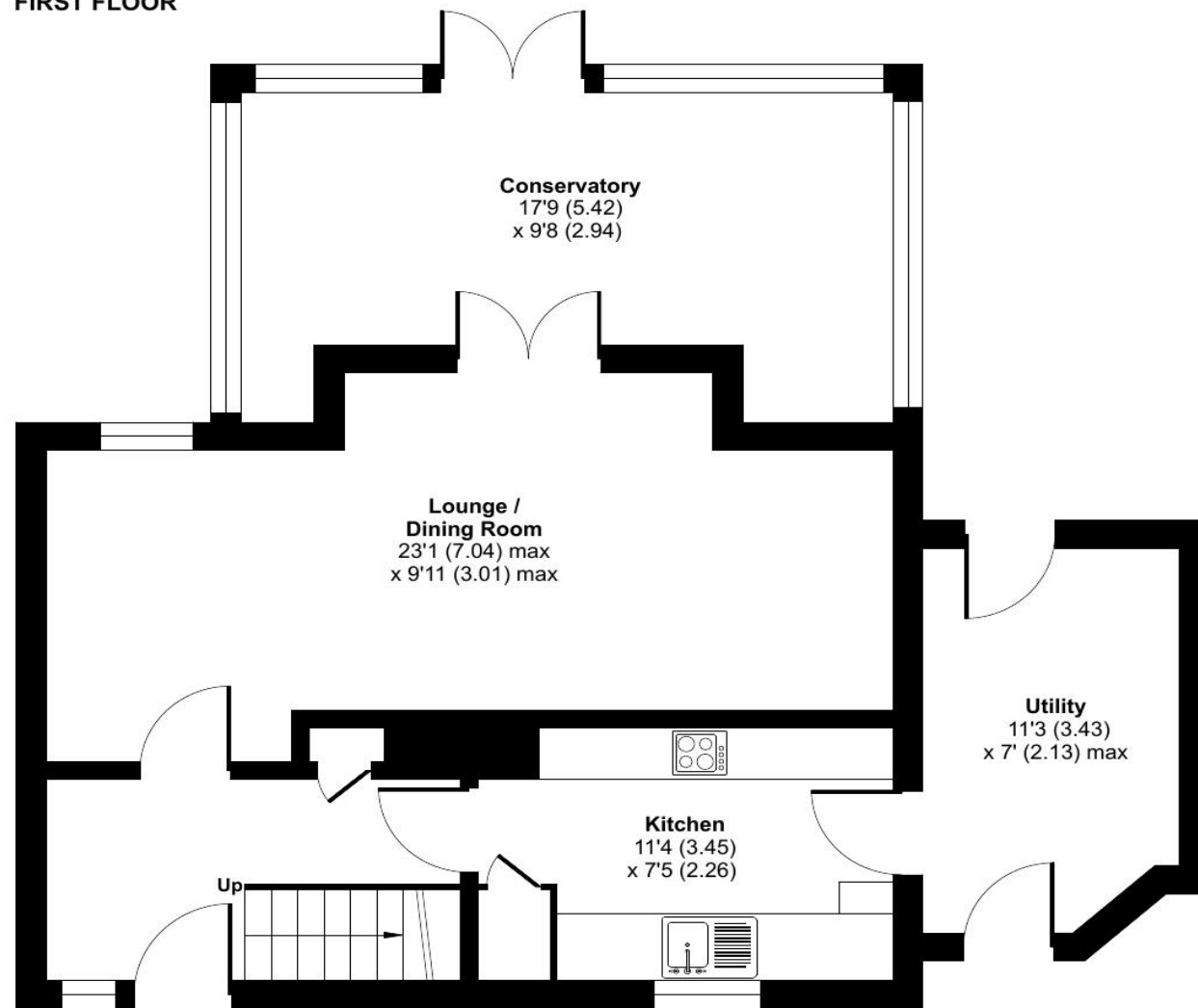
Boscombe Road, Watton, Thetford, IP25

Approximate Area = 987 sq ft / 91.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1239237



Boscombe Road, Carbrooke, Thetford, IP25 6JS

NO ONWARD CHAIN

Semi-detached two bedroom house with good-sized gardens, situated on the outskirts of Watton. The property offers parking, conservatory, utility room, gas central heating and UPVC double glazing.

Price £170,000 Freehold

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



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Situated on the outskirts of Watton, Longsons are delighted to bring to the market, this semi-detached two bedroom house. The property has good-sized gardens, and offers parking, conservatory, utility room, gas central heating and UPVC double glazing.

Briefly, the property offers, entrance hall, lounge, conservatory, kitchen, utility room, two bedrooms, bathroom, gas central heating and UPVC double glazing.

AGENTS NOTE: There is an annual service charge, currently approximately £120.00 per annum.

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

UPVC double glazed entrance door to front, UPVC double glazed window to front, stairs to first floor, understairs storage cupboard, built in storage cupboard.

Lounge/Dining Room

Feature fireplace, UPVC double glazed French doors opening to conservatory, UPVC double glazed windows to rear, radiator.

Conservatory

UPVC double glazed conservatory, French doors opening to rear garden, electric power and lights.

Kitchen

11'4" (3.45m) x 7'5" (2.26m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for electric oven and hob with extractor hood over, space for under counter fridge/freezer, built in cupboard housing modern gas central heating boiler, UPVC double glazed window to front, tiled splashback, radiator.

Utility Room

11'3" (3.43m) x 7'0" (2.13m)

Space and plumbing for washing machine, space for tall upright fridge/freezer, entrance doors to front and rear, UPVC double glazed window to side, radiator.

Stairs and Landing

UPVC double glazed window to front.

Bedroom One

15'7" (4.75m) x 11'7" (3.53m)

Built in wardrobes, built in storage cupboard, UPVC double glazed windows to front and rear, radiator.

Bedroom Two

11'2" (3.4m) x 9'3" (2.82m)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bathroom

Corner bath with shower over and shower screen, wash basin and WC both set within fitted cabinets, towel radiator, obscure glass UPVC double glazed windows to front and side, tiled splashback, extractor fan.

Outside Front

Front garden laid to lawn, driveway providing off road parking, path to front door, outside light, gated access to rear garden.

Rear Garden

A good-sized rear garden laid to lawn, raised fish pond, paved patio seating area, large wooden garden shed/workshop, two further wooden garden sheds, hedge and wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D65 (Full copy available on request)
Council tax band A (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 Two Bedroom House
- Good-sized Gardens
- Off Road Parking
- Energy Efficiency Rating D65
- Conservatory
- Utility Room
- Gas Central Heating
- UPVC Double Glazing
- Feature Fireplace

