

Henrys Court, Watton, Thetford, IP25

Approximate Area = 985 sq ft / 91.5 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1124 sq ft / 104.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1263051



Henrys Court, Watton, Thetford, IP25 6UL

Well presented, three bedroom semi-detached house situated on a popular development on the outskirts of Watton in Norfolk. The property offers garage, parking, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

Price £220,000 Freehold

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Situated on a popular development on the outskirts of Watton, Longsons are delighted to bring to the market this well presented, semi-detached three bedroom house. The property offers conservatory, garage, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers lounge, kitchen, conservatory, three bedrooms, bathroom, garage, parking gardens, 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.

Lounge
17'0" (5.18m) x 16'4" (4.98m)
Composite entrance door to side, UPVC double glazed window to front, radiator.

Kitchen
16'4" (4.98m) x 8'9" (2.67m)
Modern fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine and dishwasher, space for tall upright fridge/freezer, stairs to first floor, tiles to floor, UPVC double glazed window to rear, entrance door opening to conservatory.

Conservatory
12'0" (3.66m) x 9'10" (3m)
Modern UPVC double glazed conservatory with pitched roof, entrance door opening to rear garden, radiator providing all year round usage, electric light and power.

Stairs and Landing
Built-in cupboard housing gas central heating boiler, loft access.

Bedroom One
13'2" (4.01m) To Wardrobe x 8'11" (2.72m)
Built-in wardrobe with sliding mirrored doors, UPVC double glazed window to rear, radiator.

Bedroom Two
10'7" (3.23m) x 10'1" (3.07m)
UPVC double glazed window to front, radiator.

Bedroom Three
8'8" (2.64m) x 8'0" (2.44m)
UPVC double glazed window to front, radiator.

Bathroom
Bathroom suite comprising bath with mixer tap, shower over and shower screen, wash basin, WC, tiled splashback, tiles to floor, obscure glass window to side.

Outside Front and Side
Well maintained front garden laid to lawn, shrubs to borders, path to front door, driveway to front and side providing off-road parking.

Garage
16'8" (5.08m) x 8'4" (2.54m)
Main up and over door to front.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside tap, shrubs and plants to borders, wooden fence to perimeter, gated access to front.

Agent's Notes
EPC rating C75 (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.

- Well Presented Semi-Detached House
- Three Bedrooms
- Conservatory
- Energy Efficiency Rating C75
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing

