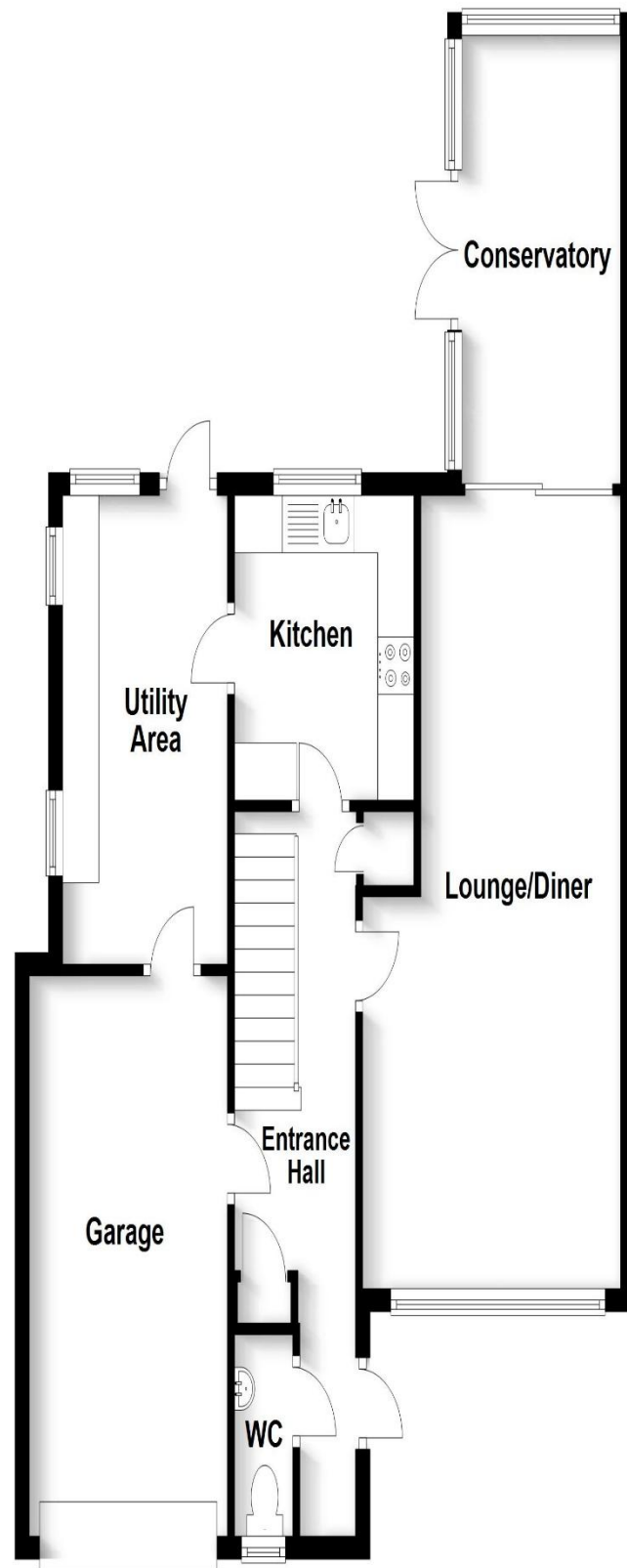
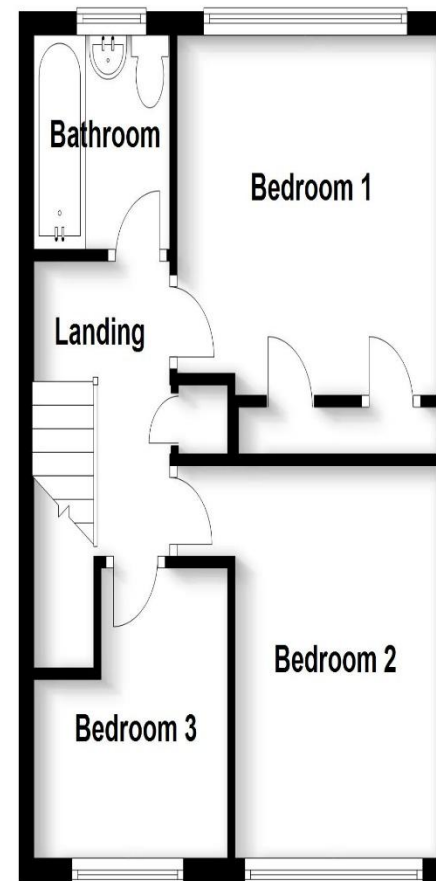


Ground Floor



First Floor



Queensway, Watton, Thetford, IP25 6BL

Three bedroom semi-detached house situated in the market town of Watton. The property boasts entrance hall, living/dining room, fitted kitchen, utility area, conservatory, ground floor cloakroom, first floor family bathroom, UPVC double glazing and gas central heating.

Guide Price £250,000 to £260,000 Freehold





Bedroom Three 8'11" (2.72m) Max x 8'1" (2.46m) Max

UPVC double glazed window to front, radiator.

Bathroom

Three piece bathroom suite comprising a panelled bath with overhead electric shower, hand was basin, WC, tiles to walls and floor, obscure glass UPVC double glazed window to rear, radiator.

Stairs and Landing

Cupboard housing hot water cylinder, loft access.

Outside Front

Off street parking for two vehicles leading to garage, garden area laid to lawn with flower beds.

Garage

Up and over manual door, power and lighting.

Rear Garden

Mainly laid to lawn with raised flower beds and shrubs with two patio areas front and back.

Agent's Note

EPC rating C69 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

- Three Bedroom Semi-Detached House
- Conservatory
- Utility Area
- Energy Efficiency Rating C69
- Cloakroom and Family Bathroom
- UPVC Double Glazing
- Garage and Gardens

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.

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this three bedroom semi-detached spacious house. The property offers separate entrance hall, kitchen, utility area, conservatory, ground floor cloakroom, first floor family bathroom, off road parking for two vehicles, garage, gardens, UPVC double glazing throughout and gas central heating.

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 double glazed door leading to entrance hall, two storage cupboards, radiator, personnel door leading to garage.

Cloakroom

WC, wash basin, partly tiled walls, obscure glass UPVC double glazed window to front, radiator.

Living/Dining Room 22'9" (6.93m) x 11'9" (3.58m) Max

UPVC double glazed window to front, sliding UPVC double glazed patio doors to rear, radiator.

Conservatory 12'1" (3.68m) x 7'3" (2.21m)

Brick and UPVC double glazed conservatory with vaulted UPVC roof and blind, radiator.

Kitchen 8'8" (2.64m) x 8'4" (2.54m)

Range of units to walls and floorwork surface over, inset stainless steel sink unit with mixer tap and drainer, integrated electric oven and gas hob, space and plumbing for dishwasher, tiled splashback, ceramic tiles to floor, UPVC fully glazed door to utility area.

Utility Area

Range of units to floor work surface, over, worktop, ceramic tiles to floor, four UPVC double glazed windows to side and rear, radiator, UPVC double glazed rear door leading to garden, access to garage.

Bedroom One 13'6" (4.11m) Into Wardrobe Recess x 10'1" (3.07m)

Two fitted storage cupboards, UPVC double glazed window to rear, radiator.

Bedroom Two 11'0" (3.35m) x 8'9" (2.67m)

UPVC double glazed window to front, radiator.

