



**Nelson Court, Watton, Thetford, IP25 6EW**

**CHAIN FREE!**

Very well presented, detached three bedroom house nicely situated at the end of a cul-de-sac within easy reach of Watton town centre. The property offers modern conservatory, utility room, cloakroom with WC, garage, modern kitchen, gardens, gas central heating and UPVC double glazing.

**Offers Over £280,000 Freehold**



**Stairs and Landing**

UPVC double glazed window to side, built-in cupboard housing hot water cylinder, loft access, radiator.

**Bedroom One**

**12'0" (3.66m) x 8'11" (2.72m)**

Fitted wardrobes with sliding mirrored doors, double glazed window to front, radiator.

**Bedroom Two**

**11'9" (3.58m) x 9'7" (2.92m)**

Built-in cupboard, UPVC double glazed window to rear, radiator.

**Bedroom Three**

**9'7" (2.92m) x 8'8" (2.64m)**

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

**Shower Room**

Large shower cubicle, hand wash basin set within fitted cabinet, obscure glass UPVC double glazed window to rear, fully tiled walls, radiator.

**Separate WC**

WC, radiator, obscure glass UPVC double glazed window to rear, radiator.

**Garage**

**16'7" (5.05m) x 9'0" (2.74m)**

Main up and over door to front,

personnel door opening to utility room, electric power and lights.

**Outside Front**

Front garden laid to lawn, driveway providing off-road parking laid to block paving, outside light, hedge to perimeter, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to borders, external power socket, outside tap, outside lights, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating TBC (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.

- Very Well Presented Detached Bungalow
- Three Bedrooms
- End of Cul-De-Sac Sought After Location
- Energy Efficiency Rating TBC
- Modern Conservatory
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

Very nicely situated right at the end of a cul-de-sac and conveniently close to Watton town centre, Longsons are delighted to bring to the market this very well presented detached three bedroom house. This fantastic property offers conservatory, utility room, garage, gardens, parking, gas central heating and UPVC double glazing.

Offered for sale - CHAIN FREE!

Viewing Recommended.

Briefly, the property offers entrance hall, lounge, kitchen, utility room, cloakroom with WC, three bedrooms, shower room, separate WC, 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 Porch**

UPVC double glazed entrance door to side, UPVC double glazed windows to front, tiles to floor.

**Hallway**

Stairs to first floor, radiator.

**Lounge**

**10'10" (3.3m) Max x 19'0" (5.79m) Max**

Large UPVC double glazed window to front, two radiators, UPVC double glazed French doors opening to conservatory.

**Conservatory**

**12'1" (3.68m) x 11'3" (3.43m)**

Modern UPVC double glazed conservatory with glass pitched roof, French doors opening to rear garden,

tiles to floor, electric power and lights.

**Kitchen**

**15'3" (4.65m) x 9'7" (2.92m)**

Modern fitted kitchen units to walls and floor, work surface over with ceramic one and a half bowl sink unit, mixer tap and drainer, tiled splashback, corner cupboards with space saving smooth sliding shelving, soft closing doors and drawers throughout, integrated double electric oven and ceramic hob with extractor hood over, space and plumbing for dishwasher, built-in cupboard housing gas central heating boiler, vertical radiator, tiles to floor, UPVC double glazed window to rear.

**Utility Room**

Modern fitted units to wall, work surface with space and plumbing under for washing machine, space for tumble dryer, tiles to floor, UPVC double glazed entrance door to rear, UPVC double glazed window to side, vertical radiator.

**Cloakroom**

Hand wash basin, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to side.

