



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

CHAIN FREE!

Detached two bedroom bungalow, conveniently situated within easy reach of Watton town centre. The property offers garage, parking, gardens, wet room, gas central heating and UPVC double glazing.

**Price £230,000 Freehold**



#### Shower/Wet Room

Shower, hand wash basin, WC, partly tiled walls, extractor fan, obscure glass UPVC double glazed window to side, radiator.

#### Garage

Main up and over door to front, entrance door opening to rear garden, personnel door leading to side passage, window to rear, electric light and power.

#### Outside Front

Low maintenance front garden laid to shingle, driveway laid to block paving providing off-road parking and access to garage, shrubs and plants to perimeter.

#### Rear Garden

Enclosed low maintenance rear garden laid to shingle, paved patio seating area, shrubs and plants throughout, wooden garden shed, outside tap, outside lights, gated access to front.

#### Agents Note

EPC rating D67 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Bungalow
- Conveniently Situated
- Garage, Off-road Parking and Gardens
- Energy Efficiency Rating D67
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

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.

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market, this detached two bedroom bungalow. The property offers lots of potential with garage, parking, gardens, wet room, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers, entrance porch, inner hall, lounge, kitchen, two bedrooms, shower/wet room, garage, parking, gardens, gas central heating and UPVC double glazing.

WATTON  
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-serviced 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 Porch

UPVC double glazed entrance door to front.

#### Entrance Hall

Glazed wooden door to front with glazed side panel, loft access, radiator.

#### Lounge

**19'6" (5.94m) x 10'10" (3.3m)**  
Open stone fireplace with wooden mantle over, UPVC double glazed windows to front and side, two radiators.

#### Kitchen

**11'2" (3.4m) x 8'10" (2.69m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, integrated ceramic hob, integrated electric oven, space and plumbing for washing machine, space for under counter fridge/freezer, two built-in storage cupboards, one further built-in cupboard housing hot water cylinder, entrance door opening to side, wall mounted gas central heating boiler, UPVC double glazed window to rear.

#### Side Passageway

Personnel door leading to garage, UPVC entrance door leading to rear garden.

#### Bedroom One

**12'8" (3.86m) x 10'9" (3.28m)**

UPVC double glazed window to front, radiator.

#### Bedroom Two

**12'9" (3.89m) x 9'11" (3.02m)**

UPVC double glazed window to rear, radiator.

