



Dereham Road, Watton, Thetford, IP25 6HA

Guide Price £325,000-£350,000
Spacious three bedroom detached bungalow situated in Watton. The property offers lounge, kitchen, conservatory, various outbuildings, air-source heat pump and UPVC double glazing.

Guide Price £325,000 - £350,000 Freehold

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Guide Price £325,000-£350,000
Situated on the outskirts of the market town of Watton, Longsons are delighted to present to the market, this spacious three bedroom detached bungalow. The property has lots to offer including, lounge, kitchen, utility room, conservatory, various outbuildings including a 16th century barn and garden office, water softener, garage, plenty of off-road parking, air source heat pump and UPVC double glazing throughout.

Briefly, the property offers, entrance hall, lounge, kitchen, utility room, bathroom, three bedrooms, conservatory, garden room, spacious gardens, garage, workspace, 16th century barn, garden office, driveway, solar panels, water softener, air source heat pump and UPVC double glazing throughout.

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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall
Wooden entrance door to front, loft access, access to all three bedrooms, kitchen, bathroom and living room, two upright radiators.

Living Room
18'11" (5.77m) x 11'11" (3.63m)
Ample space for both living and dining room furniture, UPVC double glazed windows to front and side, access to hallway and utility room, two radiators.

Kitchen
9'0" (2.74m) x 8'9" (2.67m)
Fitted cabinets to wall and floor with butcher block work surface over, inset stainless steel one and a half bowl sink with mixer tap and drainer, space for under counter fridge or freezer, space and plumbing for dishwasher, electric range cooker with extractor hood over, tiles to floor and walls.

Utility Room
Fitted cabinets to wall, laminate work surfaces, inset stainless steel one bowl sink with mixer tap and drainer, space and plumbing for washing machine, water softener, WC, access to air source heat pump boiler and hot water cylinder, UPVC double glazed window to side

Conservatory
10'10" (3.3m) x 8'1" (2.46m)
UPVC double glazed windows to rear garden, UPVC double glazed sliding door to garden room, four radiators.

Garden Room
11'5" (3.48m) x 10'1" (3.07m)
UPVC double glazed windows to rear garden, obscured UPVC double glazed window to bathroom, door to utility room, UPVC double glazed door to rear garden, tap, tiles to floor.

Bedroom One
9'8" (2.95m) x 9'1" (2.77m)
Built-in wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Two
11'11" (3.63m) x 7'8" (2.34m)
Built-in wardrobes, access to fuse board, UPVC double glazed window to front, two radiators.

Bedroom Three
12'1" (3.68m) x 6'9" (2.06m)
Built-in wardrobes, UPVC double glazed window to front, radiator.

Bathroom
Suite comprising bath with mixer tap and shower over, hand wash basin with fitted cabinet beneath, WC, obscured UPVC double glazed window to rear, laminate to walls, radiator.

Front of Property
Spacious brickweave driveway providing ample space for multiple vehicles, garage with motorised roller door, outside tap, power, storage shed, gated access to rear garden, solar panels to roof.

Rear Garden
Laid to lawn with stone tiled patios throughout providing ample space for outdoor furniture, fruit cage, polytunnel, greenhouse and raised beds throughout, brick-built BBQ and garden oven, fencing to perimeters and established shrubs, plants and trees throughout, gated access to front of property, paved walkway to wooden garden office, two small ponds, access to garage, air source heat pump.

Garage/Workspace
Garage provides vinyl flooring, motorised roller door to front, consumer units for solar panels, workspace provides carpet flooring, radiator, wooden doors to garage and rear garden, double glazed window to front.

Barn
Two storey 16th century clay-lump barn provides sheltered external store area with lighting and power, hayloft located on floor 1, plenty of space for workshops and storage.

Garden Office
11'2" (3.4m) x 11'1" (3.38m)
Carpet to flooring, double glazed windows to rear garden and side and French doors to rear garden, power and lighting, radiator, wired internet connection.

Agent`s Note
EPC rating D55 (Full copy available on request).
Council tax band C (Own enquiries should be made via Breckland District Council).

Agent's Note 2
Feed in Tariff with EDF for solar panels.
Currently earning:
Generation = 76.8960 p/kWh
Export = 5.4265 p/kWh
The p/kWh amount changes slightly each quarter.
It makes approx £1,000 per year – around 40% off the current Electricity bill,

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 on Outskirts of Market Town
- Spacious Three Bedroom Detached Bungalow
- Conservatory, Garden Room and Various Outbuildings
- Energy Efficiency Rating D55
- Garage and Off-road Parking
- Air-Source Heat Pump and UPVC Double Glazing







