



**46 Langmere Road, Watton**

In Excess of **£200,000**

# 46 Langmere Road

Watton, Thetford

Positioned in the market town of Watton, this bungalow presents the perfect opportunity for both those looking to downsize and first-time buyers. With a well-maintained interior featuring a cosy living room with a log-burning stove and a spacious kitchen, it provides both comfort and practicality. The two generous bedrooms, including a master with views over the rear garden, offer peaceful environments, while the private, low-maintenance garden is ideal for relaxing or entertaining. Conveniently located close to the town centre and transport links, this home is ideal for anyone seeking a peaceful yet accessible lifestyle.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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### The Location

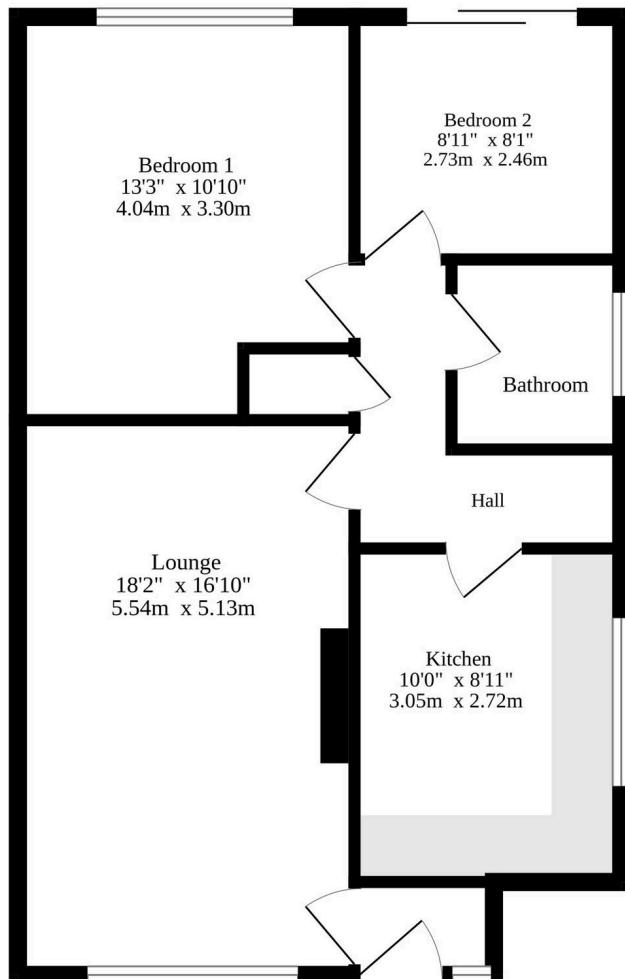
Situated on Langmere Road in the charming market town of Watton. Located just a short walk from the town centre, residents can enjoy an array of local shops, supermarkets, cafes, and restaurants, catering to all daily needs. Families will appreciate the proximity to well-regarded schools, including Watton Primary School and Wayland Academy, both within easy reach. For those needing to commute, excellent transport links are on offer, with the B1108 providing direct routes to Norwich (approximately 23 miles away) and Thetford (around 15 miles away). Watton also benefits from reliable bus services connecting to neighbouring villages and towns.

### Langmere Road

Upon entering this charming bungalow, you'll step into a welcoming porch area, ideal for storing coats and wellies. The porch leads into a bright and airy entrance hall, which provides access to the rest of the home. The living room is a central feature, with a large window overlooking the rear garden. The room is furnished with a comfortable sofa and a log-burning stove, creating a cozy atmosphere. The kitchen is located adjacent to the living room, featuring modern units and a breakfast bar. The two bedrooms are spacious, with the master bedroom featuring an en-suite bathroom. The property also includes a family bathroom and a separate WC. The rear garden is a private oasis, with a paved patio area perfect for outdoor entertaining, and a lawn for children to play on. The property is surrounded by a wooden fence, providing a sense of privacy. Overall, this bungalow offers a perfect blend of comfort and practicality, making it an ideal home for a variety of buyers.



**Ground Floor**



**Watton**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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