

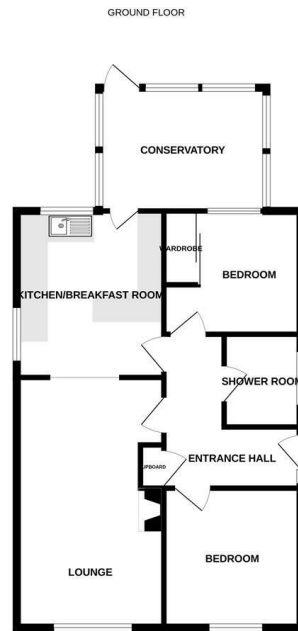


**8 Walnut Grove | Watton | Thetford | IP25 6EY**

**Offers In Excess Of £290,000**

**\*\*DETACHED BUNGALOW IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, DETACHED BUNGALOW situated down a peaceful cul-de-sac in the highly popular market town of Watton. Accommodation comprising entrance hall, lounge, kitchen, conservatory, TWO BEDROOMS and a modern shower room. Outside there is a shingled front garden, LARGE DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED GARAGE WITH POWER AND LIGHTING and a well maintained enclosed rear garden. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic downsize so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their availability or efficiency may be given. Made with MyPlan 12/2011

## Location

Watton boasts a range of traditional amenities including a post office, supermarket, doctors surgery, chemist, infant, junior and secondary schools all within reach. There is a weekly town market, Watton Sports Centre offers a fitness suite, all weather courts, badminton, squash and snooker facilities while Richmond Park Golf Club has an 18-hole course, driving range and practice green.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen, two bedrooms and shower room.

### Lounge 18'11" x 10'9"

Double glazed window, radiator, multi fuel wood burner.

### Kitchen 12'2" x 10'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven with extractor over, space for fridge/freezer, washing machine and dishwasher, double glazed window, PVC door.

### Conservatory 14'6" x 9'6"

Brick and PVC construction with door to rear garden.

### Bedroom One 10'0" x 9'6"

Double glazed window, radiator.

### Bedroom Two 9'6" x 9'1"

Double glazed window, radiator, built in wardrobe.

## Shower Room

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside Front

Shingled front garden and driveway providing off road parking for multiple vehicles.

## Outside Rear

Patio area, lawned garden, mature plants and shrubs, shed, greenhouse, enclosed by fencing.

## Garage 18'11" x 9'10"

With power and lighting.

## Local Authority

Breckland Council, Tax Band B.


## Tenure

Freehold

## Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>86</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>58</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Local Authority**

Breckland Council, Tax Band B

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.