



Walnut Grove, Watton - IP25 6EY



Walnut Grove

Watton, Thetford

Nestled at the end of a QUIET CUL-DE-SAC, this DETACHED BUNGALOW can be found with a large SHINGLE DRIVEWAY to the front leading to a DETACHED BRICK GARAGE and FULLY ENCLOSED rear garden beyond. Internally, an attractive décor can be found with a floor space measuring a little over 760 Sq. Ft (stms) to include TWO DOUBLE BEDROOMS, 18' SITTING ROOM kitchen with INTEGRATED APPLIANCES and BREAKFAST BAR plus a versatile living space currently used as a DINING ROOM/CONSERVATORY. A recently modernised SHOWER ROOM sits in-between both bedrooms whilst an attractive garden offers privacy to the rear.



Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: D

- Detached Bungalow
- Quiet Cul-De-Sac Setting
- 18' Sitting Room
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Versatile Conservatory/Dining Room
- Fully Enclosed Rear Garden
- Driveway & Garage With Electric Roller Door

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

SETTING THE SCENE

Emerging to your left at the very end of this tranquil cul-de-sac, the bungalow emerges with a large shingle frontage suited for additional parking or colourful planting, with a concrete and shingle driveway leading towards the side of the home with access to the garage complete with electric roller door to the front.



THE GRAND TOUR

Entering the property at the side, you are first greeted with the central hallway laid with all tiled flooring allowing access to all of the living accommodation and bedrooms within the property and additional storage. Immediately turning to your left, the first of the double bedrooms greets you with all carpeted flooring and large uPVC double glazed windows looking out to the front with a radiator below. This room is accompanied by a second double bedroom towards the rear of the home, again completed with all carpeted flooring where a view over into the rear garden through the conservatory benefitting from a bespoke built in wardrobe. Between the two bedrooms is the recently redecorated and refitted shower room complete with an all tiled surround and flooring, the walk in shower cubicle has dual shower heads and the rest of the space offers an electric towel rail plus vanity storage. The main living accommodation sits towards the front of the home in the form of a well proportioned sitting room with large uPVC double glazed window to the front allowing natural light to fill the room. A stone fireplace adorns the wall with wooden mantel and tiled hearth complete with a log burner. The kitchen sits towards the rear with a mixture of wall and base mounted storage units which give way to integrated appliances including dual eye level ovens, ceramic hob with extraction above whilst leaving room for additional white goods such as a dishwasher, washing machine and fridge freezer. Further storage sits on the adjacent wall extending out to create breakfast bar seating area. Exiting to the rear of the kitchen, the conservatory overlooks the rear garden with all uPVC double glazed windows to the sides and rear and large tiled floor space currently used as a dining room with access directly into the garden.

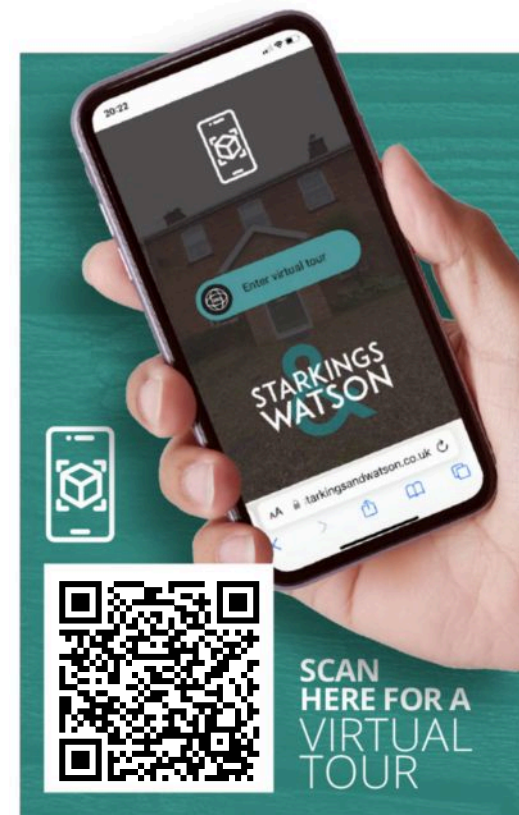
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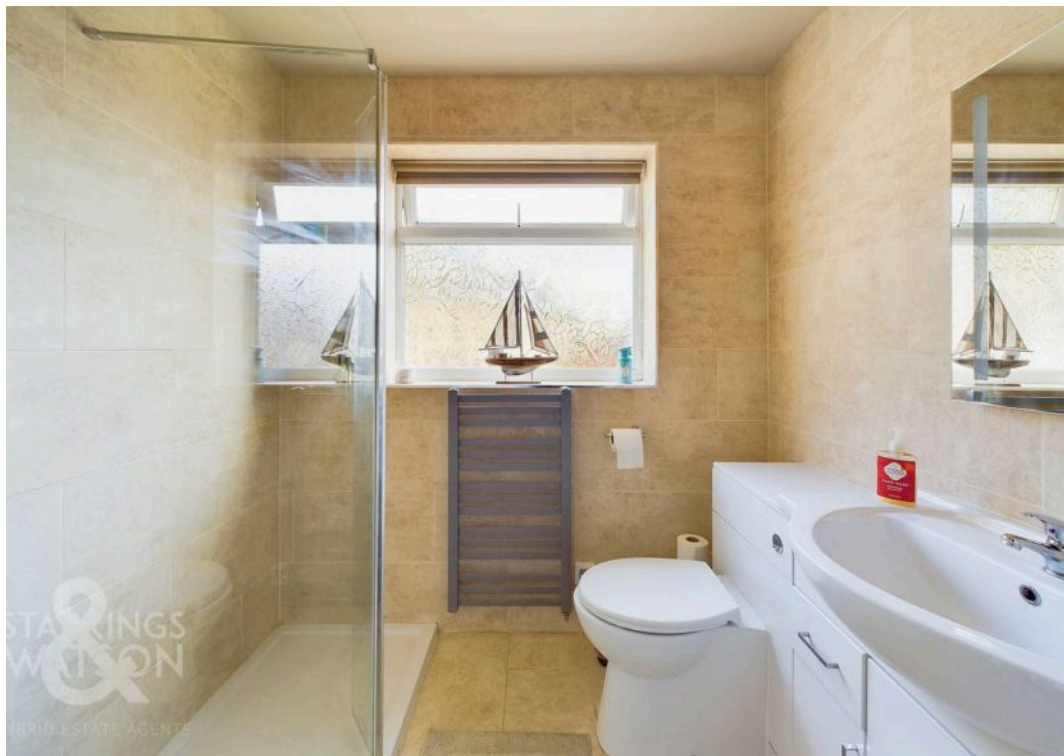
Postcode : IP25 6EY

What3Words : ///wasp.conductor.beam

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The garden itself is fully enclosed at the rear and both sides with timber fencing initially offering flagstone patio seating area with an additional seating area to the rear of the garden complete with wooden pergola built above. The rest of the lawn gives way to colourful planting borders and hedges with hard standing for two sheds in the rear and personal door into the garage.

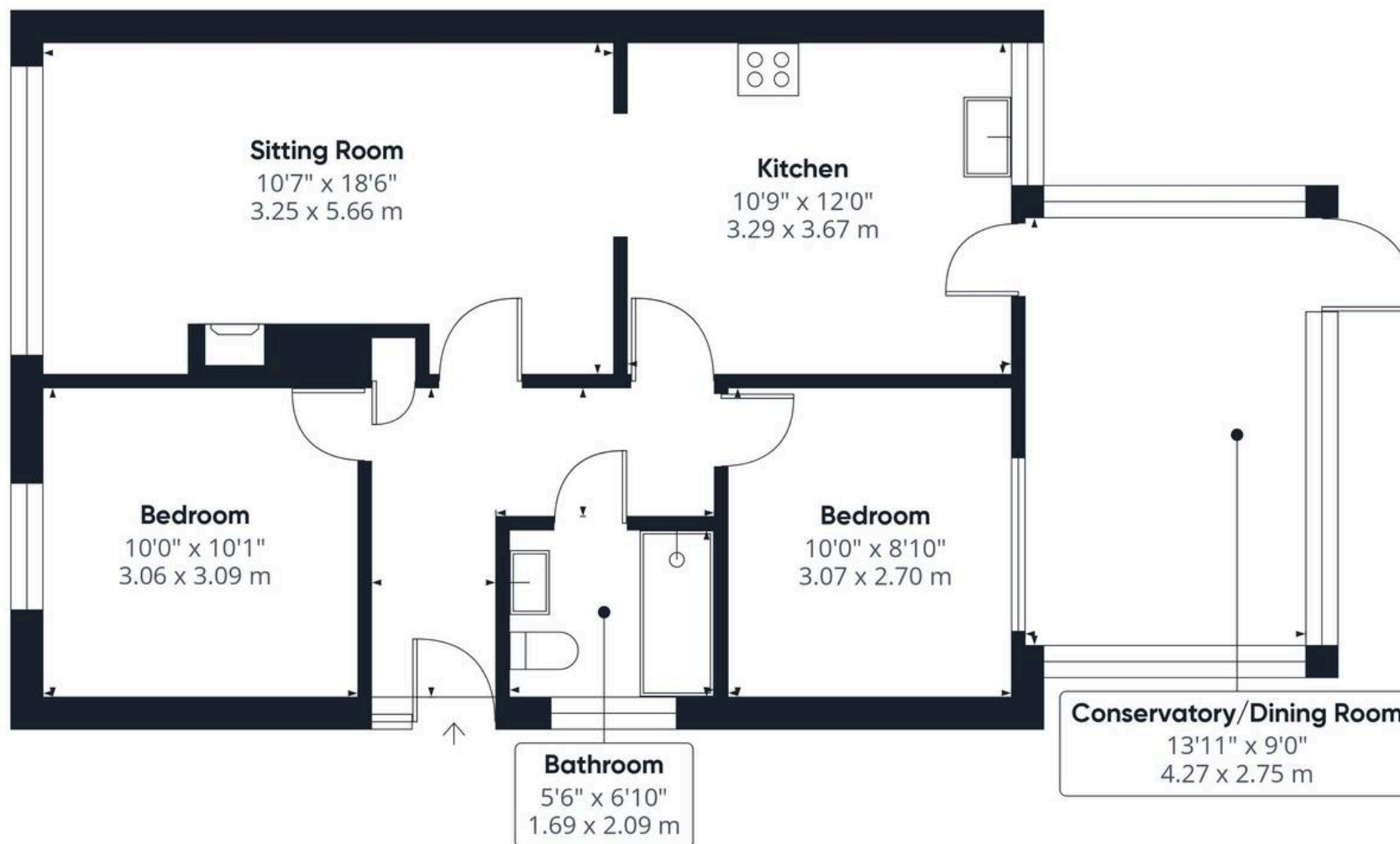
Garage

Single Garage

Driveway

4 Parking Spaces





Approximate total area⁽¹⁾

763.38 ft²

70.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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