



**Walnut Grove, Watton, Thetford, IP25 6EY**

**welcome to**

**Walnut Grove, Watton, Thetford**

An extremely well-presented 2 bedroom detached bungalow, set on a generous sized plot and located within a peaceful cul-de-sac within easy walking distance of Watton town centre. Boasting a modern fitted kitchen, 18' lounge, conservatory, well-maintained gardens, driveway parking & garage!



## Description

We are pleased to present to the market this generously proportioned 2 bedroom detached bungalow, located within this quiet cul-de-sac just walking distance of local amenities and facilities.

In brief, the internal accommodation comprises; entrance hall, welcoming 18' lounge with multi-fuel burner, modern fitted kitchen with breakfast bar, conservatory, two good sized bedrooms and the shower room. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a large driveway which provides off road parking and access to the garage, together with low maintenance garden space to the front aspect and an enclosed, well-tended garden to the rear which offers ideal space for entertaining friends and family in the spring and summer evenings.

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With tiled flooring, radiator, loft access, doors opening to the lounge, kitchen, bedrooms and shower room.

### Lounge

18' 11" x 10' 9" ( 5.77m x 3.28m )

With fitted carpet flooring, multi-fuel burner with brick surround, radiator, double glazed window to front aspect and opening to;

### Kitchen

12' 2" x 10' 9" ( 3.71m x 3.28m )

A modern range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, space for free standing fridge freezer, plumbing available for dishwasher and washing machine, wood effect flooring, breakfast bar, radiator, double glazed window to rear aspect and double glazed door opening to;

## Conservatory

14' 6" x 9' 6" ( 4.42m x 2.90m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed door opening to the rear garden.

## Bedroom One

10' x 9' 6" ( 3.05m x 2.90m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

## Bedroom Two

9' 6" x 9' 1" ( 2.90m x 2.77m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

The property is approached by a hard standing and shingle driveway which provides off road parking for several vehicles and access to the garage. The remainder of the well-proportioned front is laid to shingle, for ease of maintenance with a variety of shrub beds and timber fencing which partially enclosed the property.

The enclosed, well-maintained rear garden is laid predominately to lawn with attractive patio areas which offer space for outside entertaining, dining and relaxing. Set within the garden, there are shrub beds and plant borders offering further greenery, together with a timber storage shed, summer house, personal door access to the garage and gate access to the driveway.

## Garage

18' 11" x 9' 10" ( 5.77m x 3.00m )

With power, lighting, double glazed window to side aspect, double glazed door opening to the side aspect and electric roller door to front aspect.

## Location

Watton boasts a range of traditional amenities including a supermarket, chemist, infant, junior and secondary schools

Thetford, Dereham and King's Lynn are all within an easy drive and Norwich is approx 30 minutes' drive providing a wide choice of shopping and leisure venues as well as UEA, Norfolk and Norwich University Hospital and the John Innes Institute and Research Park.

You can be at the glorious Norfolk coastal resorts of Hunstanton, Cromer or Wells-next-the-Sea in around an hour by car.

## directions to this property:

From our William H Brown office, proceed left at the traffic lights onto Cadman Way, then take the third right hand turning onto Walnut Grove. The property will be found on the left hand side, identified by our William H Brown 'for sale' board.



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welcome to

## Walnut Grove, Watton, Thetford

- Generous 2 Bedroom Detached Bungalow
- Modern Fitted Kitchen
- Inviting 18' Lounge With Multi-Fuel Burner
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Enclosed, Attractive Rear Garden
- Spacious Off Road Parking And Garage
- Walking Distance Of Watton Town Centre

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116421 - 0003

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