



Bluebell Close, Watton Thetford IP25 6HG

welcome to

Bluebell Close, Watton Thetford

Well-proportioned 3 bedroom detached chalet style bungalow with accommodation featuring two reception rooms, fitted kitchen with appliances, utility room, ground floor w.c and an en suite. Outside benefits from driveway parking, beautiful rear garden and a garage! Viewings essential!



The Accommodation:

Entrance Hall

External door opening to front aspect, UPVC double glazed windows to front aspect, storage cupboard, tiled flooring, stairs rising to first floor landing, doors opening to bedroom one, lounge and kitchen.

Lounge

16' 5" x 11' 8" (5.00m x 3.56m)

Wood effect flooring, feature fireplace with inset electric fire, tiled hearth, surround and mantle, TV point, UPVC double glazed window to front aspect, leading to:

Dining Room

11' 8" x 7' 8" (3.56m x 2.34m)

Wood effect flooring, radiator, UPVC double glazed doors opening to rear aspect.

Kitchen

12' 2" x 11' 10" (3.71m x 3.61m)

With a comprehensive range of wall and floor mounted fitted kitchen units in light oak finish with contrasting work surfaces over, stainless steel sink and drainer with mixer tap, built in double oven, hob and extractor fan, tiled splashbacks and surrounds, space for dishwasher and american style fridge freezer, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to rear aspect, opening to:

Utility Room

Wall and floor mounted units with work surface over, stainless steel sink and drainer unit with mixer tap over, wall mounted gas central heating boiler servicing hot water and heating systems, plumbing for washing machine, tiled flooring, door opening to rear aspect and:

Ground Floor W.C

Low level w.c, hand wash basin, fully tiled splashbacks and surrounds, heated towel rail, UPVC double glazed window opening to side aspect.

Bedroom One (Ground Floor)

11' 11" x 10' 6" (3.63m x 3.20m)

Wood effect flooring, radiator, UPVC double glazed window to front aspect, door opening to:

En Suite

Suite comprising low level w.c, hand wash basin, shower unit with inset shower, tiled splashbacks and surrounds, radiator, UPVC double glazed obscure window to side aspect.

First Floor Landing

Stairs rising from ground floor, storage cupboard, carpet flooring, doors opening to all first floor rooms.

Bedroom Two

13' 11" x 11' 8" (4.24m x 3.56m)

Wood effect flooring, radiator, UPVC double glazed window opening to front aspect.

Bedroom Three

13' 1" x 10' 6" (3.99m x 3.20m)

Wood effect flooring, radiator, storage cupboard, UPVC double glazed window opening to front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin, panel bath, tiled splashbacks and surrounds, UPVC double glazed window to rear aspect.

Garage

Up and over door, window and door opening to rear aspect.

Outside

To the front of the property there is a brickweave driveway to the front and side aspects providing off road parking for several vehicles. The garage is located set back to the side of the property with a gravelled pathway leading to a garden gate providing access to the rear garden.

The delightful rear garden is mainly laid to lawn bordered with stocked flowerbeds including various

plants, shrubs and flowers. There is a patio area ideal for outdoor seating, dining and displaying potted plants.

Location

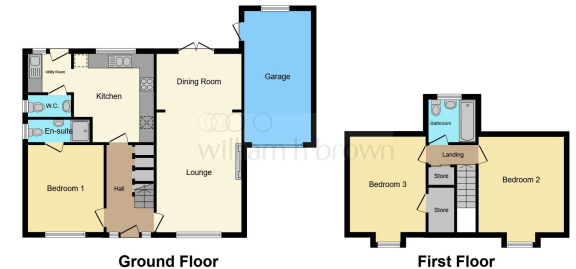
Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

Council Tax

The property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Bluebell Close, Watton Thetford

- Detached Three Bedroom Chalet Style Bungalow
- Two Reception Rooms
- Utility Room And Ground Floor W.C
- En Suite Facilities
- Garage

Tenure: Freehold EPC Rating: C

£325,000



Directions to this property:

From our William H Brown office head out of the town on the B 1108 towards the Norwich direction, heading straight over the traffic lights. Follow the road for a short while straight over the mini roundabout and turn left onto Bluebell Close, at the T-junction turn right and the property is located on the right hand side at the end of the road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107925 - 0003

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