





**Woodpecker Drive, Watton Thetford IP25 6TW** 



## welcome to

# **Woodpecker Drive, Watton Thetford**

> > GARAGE! A two bedroom detached bungalow with generous gardens, situated in a sought-after development in Watton. Boasting driveway, garage, carport, lounge, kitchen and the potential to improve. This bungalow is offered with no onward chain!













#### The Accommodation

UPVC part glazed external entrance door opening to:

#### **Entrance Hall**

Carpet flooring, radiator, airing cupboard.

#### Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, tiled flooring, UPVC double glazed obscured window to rear aspect.

## Lounge

17' x 12' 4" ( 5.18m x 3.76m )

Carpet flooring, radiator, fireplace, UPVC double glazed window to front aspect.

#### Kitchen

10' 11" x 10' 4" ( 3.33m x 3.15m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, hob with extractor over, double oven, tiled flooring, UPVC double glazed window to rear aspect, radiator.

## **Utility Room**

6' 5" x 5' 2" ( 1.96m x 1.57m )

Tiled flooring, inset stainless steel sink and drainer, radiator.

#### **Bedroom 1**

12' 5" x 10' (3.78m x 3.05m)

Carpet flooring, radiator, fitted wardrobes, UPVC double glazed window to rear aspect.

## **Bedroom 2**

10' 11" x 10' ( 3.33m x 3.05m )

Carpet flooring, fitted wardrobe, radiator, UPVC double glazed window to front aspect.

## **Bathroom**

Fully tiled suite comprising low level w.c, hand wash basin, shower cubicle, UPVC double glazed obscured window to rear aspect, vinyl flooring, radiator.

#### **Outside**

To the front of the property, the front garden is mainly laid to lawn, and decorated with a variety of mature shrubs, with a brickweave driveway leading to the garage to the left and a gated carport to the right. The front entrance of the property is accessed by a paved walkway.

To the rear, a generous garden, also mainly laid to lawn, provides a wonderful space for a budding gardener to potter around in the mature flower beds and then relax and unwind in the warmer months.



#### 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.

## **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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





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# **Woodpecker Drive, Watton Thetford**

- Two bedroom detached bungalow
- Garage and driveway
- Sought-after location
- No onward chain
- Generous gardens

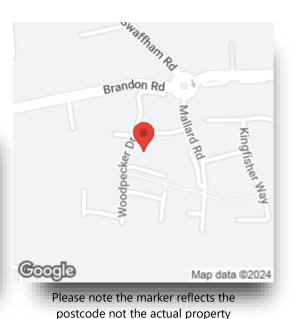
Tenure: Freehold EPC Rating: Awaited

£270,000









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Property Ref: WAT108237 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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