



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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welcome to

Woodpecker Drive, Watton Thetford

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

Tenure: Freehold EPC Rating: Awaiting

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108237 - 0002

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