



Stevens Close, Watton Thetford IP25 6EQ

welcome to

Stevens Close, Watton Thetford

> > NO ONWARD CHAIN! A recently refurbished and modernised three bedroom detached bungalow located within easy reach to the Watton town centre! Boasting a brand new kitchen, generous gardens, detached garage and driveway and more!



The Accommodation

UPVC external entrance door opening to:

Entrance Porch

Of UPVC double glazed construction, tile-effect flooring, entrance door opening to:

Cloakroom

Suite comprising low level w.c, tiled flooring, UPVC double glazed obscured window to side aspect.

Lounge

21' 8" x 12' 7" (6.60m x 3.84m)

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

Kitchen

12' 1" x 8' 7" (3.68m x 2.62m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, electric oven, integrated fridge/freezer, storage cupboard, airing cupboard, electric hob with extractor over, tiled flooring, external entrance door to side aspect.

Bedroom 1

12' 3" x 10' 1" + wardrobe (3.73m x 3.07m + wardrobe)
Carpet flooring, built-in wardrobe, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

9' x 9' + wardrobe (2.74m x 2.74m + wardrobe)
Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

9' x 8' 11" (2.74m x 2.72m)

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

Bathroom

Fully tiled suite comprising hand wash basin, panel bath with shower fixture over, UPVC double glazed obscured window to side aspect.

Garage

Up & over door to front, power and light.

Outside

To the front of the property, a concrete drive provides parking for three-four vehicles and access to the garage. The front garden is neatly landscaped and could be converted into additional parking STPP. To the rear, a fully enclosed garden provides a wonderful place for a keen gardener, with lawn and patio seating areas.

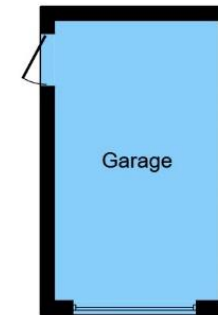
Location

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.



Floor Plan



Garage

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



view this property online williamhbrown.co.uk/Property/WAT108267



welcome to

Stevens Close, Watton Thetford

- Three bedroom detached bungalow
- No onward chain
- Modernised and refurbished throughout
- Generous front and rear gardens
- Detached garage

Tenure: Freehold EPC Rating: D

£275,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT108267](https://www.williamhbrown.co.uk/Property/WAT108267)



Property Ref:
WAT108267 - 0003

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)