



**Priory Road, Watton Thetford IP25 6PQ**

**welcome to**

## **Priory Road, Watton Thetford**

A delightful two bedroom detached bungalow, nestled in a quiet residential area within the Norfolk market town of Watton. Boasting oil fired central heating, generous sized lounge/diner, front and rear gardens, garage and driveway parking! Call us today to secure an early viewing!

### **The Accommodation: Entrance Hall**

UPVC double glazed external entrance door and window opening to side aspect, storage cupboard, airing cupboard, radiator, doors opening to bedrooms, bathroom and lounge/diner.

### **Entrance Porch**

Of UPVC and brick base construction, radiator, external entrance door opening to side aspect, door opening to kitchen.

### **Kitchen**

11' 8" x 9' 2" ( 3.56m x 2.79m )

With a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, tiled splashbacks and surrounds, plumbing for washing machine, vinyl flooring, UPVC double glazed window to rear aspect, door opening to:

### **Lounge / Diner**

20' 6" x 11' ( 6.25m x 3.35m )

UPVC double glazed window to front aspect, TV point, carpet flooring, two radiators.

### **Bedroom One**

11' 5" x 10' 10" ( 3.48m x 3.30m )

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

### **Bedroom Two**

10' 9" x 10' 5" ( 3.28m x 3.17m )

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

### **Bathroom**

7' 9" x 5' 7" ( 2.36m x 1.70m )

Low level w.c, hand wash basin, panel bath with shower over, tiled splashbacks and surrounds, radiator, UPVC double glazed window to side aspect.

### **Outside**

The front of the property is approached by a brickweave driveway leading to the single garage. The front garden is mainly laid to lawn with gravelled borders stocked with maturing shrubs, enclosed by picket fencing with a pathway leading to the front and side entrances.

To the side of the property there are further stocked gravelled beds with a small imitation grass area, this leads to the rear lawned garden bordered by timber fencing overlooking a public green space.

### **Garage**

17' 1" x 7' 11" ( 5.21m x 2.41m )

Up and over door, personal door to side aspect, window to rear aspect.

### **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 delightful Norfolk coast can be reached in around an hours car journey.

### **Council Tax Banding**

The property Council Tax Band is B.



Please note that once a sale takes place the council tax band will be reviewed and may be subject to change.



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## **Priory Road, Watton Thetford**

- Two Bedroom Detached Bungalow
- Popular Residential Area
- Front And Rear Gardens
- Garage
- Generous Sized Lounge/Diner

Tenure: Freehold EPC Rating: E

# £220,000

### **directions to this property:**

Heading out of Watton town centre on the B 1108, head towards the traffic lights and turn right onto the Thetford road. Go past the Tesco superstore and take the second hand turning onto Monkams Drive. At the end of the road turn right onto Vicarage Road and follow the road around onto Priory Road.



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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Property Ref:  
WAT108519 - 0002

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