



Wayland Avenue, Watton Thetford IP25 6LD

welcome to

Wayland Avenue, Watton Thetford

> > NO CHAIN! A two bedroom detached bungalow with driveway and garage, situated in the popular market town of Watton, Norfolk. Boasting two spacious double bedrooms, wrap-around garden, gas-fired central heating and more, this property must be viewed to appreciate the accommodation and quality!



The Accommodation

UPVC external entrance door opening to:

Entrance Hall

Carpet flooring, loft hatch access, radiator.

Lounge

14' 2" x 12' 1" (4.32m x 3.68m)

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

Kitchen

11' 11" x 8' (3.63m x 2.44m)

A fabulous range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl sink and drainer, built-in pantry cupboard, airing cupboard, plumbing for washing machine, tiled flooring, radiator, tiled splashbacks, UPVC double glazed windows to rear aspects.

Bedroom 1

11' 1" x 10' 1" (3.38m x 3.07m)

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

Bedroom 2

10' 9" x 9' 11" (3.28m x 3.02m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, tiled-effect flooring, panel bath, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a driveway provides parking for two vehicles and access to the detached garage. Further parking could be incorporated by removing the fence adjoining the garage and bungalow. The front garden hosts a variety of mature shrubs and trees, with the side and rear gardens being mainly laid to lawn and gravel. A timber-constructed outbuilding provides additional storage and trees provide coverage and privacy.

Garage

18' 5" x 8' 2" (5.61m x 2.49m)

Power and light, up and over door to front aspect, UPVC double glazed window to side aspect, external entrance door to side aspect.

Location

Watton boasts a diverse range of amenities catering to residents' needs, including a post office, supermarket, chemist, and schools catering from infant to secondary levels. The town's weekly market is a bustling hub, offering a variety of goods and local produce.

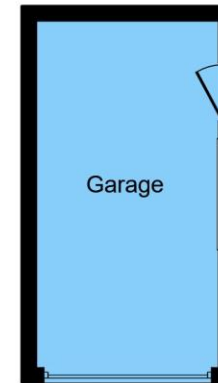
For leisure activities, golf enthusiasts can enjoy the Richmond Park Golf Club, featuring an 18-hole course, driving range, and practice green.

Additionally, the sports centre provides fitness facilities, all-weather courts, and options for badminton, squash, and snooker.

Surrounded by the scenic Norfolk countryside, including Thetford Forest and Wayland Wood, Watton offers ample opportunities for outdoor exploration and relaxation. Furthermore, its proximity to the City of Norwich, just a 30-minute drive away, provides access to a wider range of shopping and leisure options. For those seeking coastal adventures, Norfolk's picturesque coastal areas are reachable in under an hour, offering further opportunities for exploration and enjoyment.



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



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welcome to

Wayland Avenue, Watton Thetford

- Two bedroom detached bungalow
- No onward chain
- Gas-fired central heating, UPVC double glazed windows
- Garage & driveway off-road parking
- Wrap around gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108543 - 0004

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