









## welcome to

# **Town Green Road, Watton Thetford**

>> NO ONWARD CHAIN!! A three-bedroom detached bungalow offered in a non-estate position with the potential to add your own stamp. Boasting off-road driveway parking, garage, fantastic plot, double bedrooms, kitchen/dinner and much more.













#### Accommodation

#### **Entrance Hall**

Carpet flooring, radiator, loft access, door to front

### Lounge

14' 4" x 12' 5" ( 4.37m x 3.78m )

Central log burner, carpet flooring, large radiator, UPVC window to front aspect.

#### Kitchen

19' 11" x 9' 11" ( 6.07m x 3.02m )

Range of wall mounted, and base level unites, complementary rolled edge work surfaces, inset 1.5 sink and drainer, space for oven, space for fridge freezer, storage cupboard, tiled flooring, UPVC double glazed window and door to rear aspect, two radiators one to the side and one to the rear.

#### **Bedroom 1**

12' 8" x 11' 1" ( 3.86m x 3.38m )

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

#### **Bedroom 2**

11' 5" x 9' 5" ( 3.48m x 2.87m )
Carpet flooring, radiator and UPVC double glazed window to front aspect.

#### **Bedroom 3**

9' 4" x 8' 1" ( 2.84m x 2.46m ) Cork flooring, radiator and UPVC double glazed window to front aspect.

## **Family Bathroom**

Three-piece suite, wash basin, panelled bath with overhead electric shower, W.C., heated towel rail, vinyl flooring, frosted UPVC window to rear aspect.

#### Outside

To the front of the property, a driveway provides parking for several vehicles and access to the garage. Accompanied with a variety of mature shrubs and a large area of lawn.

To the rear of the property, it is mostly laid to lawn, with a variety of raised beds and some mature shrubbery. There is 1/4 acre of land and spectacular field views. Also, additionally a wooden and concrete shed, with some patio areas.



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 lability is taken for any error, omission or misstatement. A party must rely upon its own intepsection(s). Powered by www.footalegent.com





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# **Town Green Road, Watton Thetford**

- NO ONWARD CHAIN
- Non-Estate Location with Field Views
- Three Bed Detached Bungalow
- Driveway & Garage
- 1/4 Acre of Land to Rear Garden

Tenure: Freehold EPC Rating: F

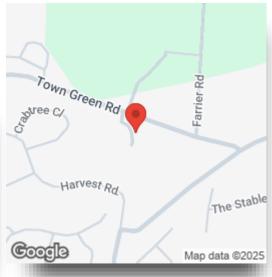
Council Tax Band: B

# £305,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108330



Property Ref: WAT108330 - 0008 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.





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