



Canon Close, Watton Thetford IP25 6RF

welcome to

Canon Close, Watton Thetford

OPEN HOUSE - Saturday 17th May 10:00 - 12:00, contact us for details.

****OPEN HOUSE EVENT****



The Accommodation

Entrance Hall

Tiled flooring, doors leading to all rooms, two radiators both on side walls, loft access

Lounge

21' 8" x 11' 7" (6.60m x 3.53m)

Central electric fireplace, bay window to front and double glazed window to the side, wooden flooring, two radiators both on to side walls

Kitchen

11' 9" x 8' 11" (3.58m x 2.72m)

range of base and wall level units, complementary rolled edge worksurfaces, space for oven, extractor hood, space for fridge freezer, space for washing machine, centralised breakfast bar, inset 1.5 sink and drainer basin, tiled flooring, UPVC double glazed door to side aspect and window.

Bedroom 1

11' 6" x 9' 9" (3.51m x 2.97m)

Wood effect flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m)

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

Bedroom 3

11' 5" x 7' 9" (3.48m x 2.36m)

Carpet flooring, radiator, UPVC double glazed rear aspect.

Family Bathroom

Paneled bath with over head shower, pedestal hand wash basin, UPVC double glazed frosted window to side aspect.

Separate Toilet

Low level W.C., tiled flooring, UPVC frosted double glazed window to side aspect.

Outside

To the front of the property it is mostly concrete driveway with some shingle to the side leading to the garage and provides parking for a number of cars., elevating the front of the property there is a brick built wall.

To the rear of the property, it is mostly patio with some areas laid to lawn and some wooden decking, a number of varying sized wooden outbuildings.

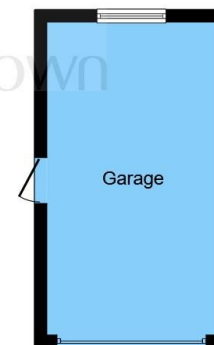
Location

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



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Canon Close, Watton Thetford

- NO ONWARD CHAIN
- Three Bedroom Detached Bungalow
- Potential To Improve
- Cul-De-Sac Location
- Garage & Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108733 - 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.

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