



Canon Close, Watton Thetford IP25 6RF

welcome to

Canon Close, Watton Thetford

> > NO ONWARD CHAIN! This three-bedroom detached bungalow situated in a cul-de-sac location offers much potential with a garage and driveway parking. Call us today to arrange your viewing!



Auctioneer's Comments

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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 work surfaces, 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

Panelled bath with overhead 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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Three Bedroom Detached Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108733 - 0005

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