



Fleming Court, Watton Thetford IP25 6XN

welcome to

Fleming Court, Watton Thetford

With stunning rural views and nestled within a tranquil cul-de-sac on the southern edge of Watton, this renovated and extended 2 double bedroom, 2 bathroom detached bungalow, with a light, bright interior stands on a good-sized plot. The new layout takes full advantage of the wonderful views.



The Accommodation

Entrance Porch

Wood flooring, double glazed door to front aspect.

Entrance Hall

Wood flooring, radiator, two storage cupboards, double glazed door to side aspect.

Lounge

15' 2" x 12' 7" (4.62m x 3.84m)

Flooring carpet, vertical radiator, double glazed window to rear aspect, double glazed door to rear aspect.

Kitchen / Diner

15' 7" x 9' 6" (4.75m x 2.90m)

Range of wall and base level units, complementary rolled edge work surfaces, inset 1.5 sink and drainer, inset gas hob, built in electric eye level oven, space for fridge/freezer, space for washing machine, vertical radiator, double glazed window to rear aspect, double glazed door to rear aspect, loft access.

Bedroom 1

11' 8" (extending to 16'0") x 10' 8" (3.56m (extending to 16'0") x 3.25m)

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

En Suite

Three piece suite, low level W.C., hand wash basin with vanity cupboard, paneled bath, wood effect flooring, heated towel rail, extractor fan and passive vent and window.

Bedroom 2

10' x 9' 1" (3.05m x 2.77m)

Wood effect flooring, radiator, built in wardrobes, double glazed window to side aspect, double glazed door to side aspect

Family Bathroom

Three piece suite, low level W.C., hand wash basin with vanity cupboard, shower cubical, tiled flooring, heated towel rail, under-floor heating, double glazed window to side aspect.

Outside

The front of the property is laid mainly to lawn with some shrubbery. There is off-road parking for up to 3 cars on the driveway leading to the garage, and a pathway leading to the front entrance. The private and south-facing rear garden is laid mainly to lawn with perimeter flower beds, and patio area perfect for outside entertainment. There is also a timber storage shed and side access door to the garage. The garden benefits from low-level fencing to the south, allowing full enjoyment of the beautiful rural views.

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



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



view this property online williamhbrown.co.uk/Property/WAT108725



welcome to

Fleming Court, Watton Thetford

- NO ONWARD CHAIN !
- Two Bedroom Detached Bungalow
- Driveway & Garage
- Far Reaching Countryside Views
- Master En-suite

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108725



Property Ref:
WAT108725 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk