



**Brandon Road, Watton Thetford IP25 6LL**

**welcome to**

**Brandon Road, Watton Thetford**

>> GARAGE! This charming three-bedroom detached bungalow in the heart of Watton, featuring spacious living areas, a modern kitchen/diner, enclosed gardens, garage, and ample parking. Close to amenities, schools, and transport links—don't miss out! Call today to book your viewing!



### Entrance Porch

Front entrance door, UPVC double glazed front and side windows, tiled flooring, door to hallway.

### Hallway

Doors to all rooms, UPVC double glazed front windows, radiator.

### Lounge

15' 1" x 11' 10" ( 4.60m x 3.61m )  
UPVC double glazed front window, central electric fire place, radiator.

### Kitchen / Diner

18' 8" x 14' 11" ( 5.69m x 4.55m )  
Fitted with a matching range of base, wall and drawer units, work surfaces, 1 1/2 bowl sink unit and drainer, space for a range cooker with cooker hood over, space for dishwasher, space for fridge freezer, plumbing for washing machine, island with wine rack and breakfast bar, tiled flooring, ceiling spotlights, UPVC double glazed rear and side windows, UPVC double glazed door to the side, radiator.

### Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )  
UPVC double glazed rear window, built in double wardrobe, radiator.

### Bedroom Two

9' 10" x 9' 10" ( 3.00m x 3.00m )  
UPVC double glazed front and side windows, radiator,

### Bedroom Three

10' 10" x 7' 7" ( 3.30m x 2.31m )  
UPVC double glazed rear window, door to the rear, radiator.

### Bathroom

Fitted with a three piece suite comprising 'P' shaped bath with shower over, wash hand basin with cupboard below, WC, tiling, towel radiator, UPVC double glazed rear window.

### Outside

To the front of the property there is a low maintenance garden with a lawn, shingle and a pathway leading to the front door. There is a concrete driveway leading to a gate which leads to the garage. The garage has an electric roller door, power, light and a door to the side. To the rear of the property there is a lawned garden with pathway leading to two seating areas, mature flowerbeds, shrubs, a pond, greenhouse and a storage shed. The garden is enclosed by fencing with a side access gate.



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](http://www.focalagent.com)



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## Brandon Road, Watton Thetford

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen / Diner
- Large Enclosed Rear Garden
- Modern Family Bathroom

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

# £300,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:



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