



St. Marys Close, Watton Thetford IP25 6DS

welcome to

St. Marys Close, Watton Thetford

>> SOUTH FACING REAR GARDEN! This delightful detached bungalow benefits from an air source pump heating system, under floor heating throughout and air-con to all rooms accompanied by a south facing rear garden, double garage and ample off road parking! Call today to arrange your viewing!



Entrance Hall

UPVC door to the front, two UPVC double glazed front windows, access to the loft space, access to most rooms and built in storage cupboard, under floor heating.

Lounge

18' 7" x 14' 7" (5.66m x 4.45m)

Two UPVC double glazed front windows, brick feature fireplace, storage cupboards with sliding doors either side of the fireplace, under floor heating, air-con unit and double doors leading back into the entrance hall.

Kitchen / Diner

26' 9" x 13' 7" (8.15m x 4.14m)

Kitchen:

Fitted with a matching range of base, wall and drawer units, work surfaces, 1 1/2 bowl sink unit and drainer, range cooker, built in fridge freezer, built in dishwasher, island with breakfast bar, plinth lighting, ceiling spotlights, under floor heating, UPVC double glazed rear window.

Dining Area:

UPVC double glazed bi-fold doors to the rear garden, under floor heating, air-con unit.

Utility

10' 6" x 5' 9" (3.20m x 1.75m)

Fitted with a range of base units with work surfaces over, sink unit and drainer, space and plumbing for washing machine and tumble dryer, access to loft space, under floor heating, UPVC door leading to the rear garden and UPVC double glazed side window.

Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, under floor heating, UPVC double glazed side window.

Bedroom One

13' 8" x 13' 6" (4.17m x 4.11m)

UPVC double glazed side window, under floor heating, air-con unit, built in wardrobe, door to en-suite.

En-Suite

Fitted with a three piece suite comprising walk-in shower, WC, wash hand basin with storage below, tiling, under floor heating, ceiling spotlights, UPVC double glazed side window.

Bedroom Two

13' 2" x 12' 6" (4.01m x 3.81m)

UPVC double glazed rear window, airing cupboard, under floor heating, air-con unit, built in TV.

Bedroom Three

13' 9" x 8' 7" (4.19m x 2.62m)

Built in desk and shelving unit, storage cupboard, under floor heating, air-con unit, loft access, UPVC double glazed side window.

Family Bathroom

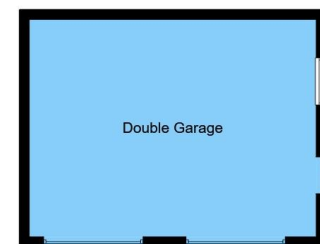
Fitted with a four piece suite comprising walk-in shower, bath, WC, wash hand basin with storage below, towel radiator, tiling, under floor heating, ceiling spotlights, UPVC double glazed side window.

Outside

To the front of the property there is a large shingle drive (recently re-pointed) which offers ample off road parking, leading to a double garage which has two up and over front doors, power and light, a window to the side and a door to the rear garden. To the rear of the property there is a professionally designed and planted south facing garden which has been landscaped with artificial lawn, patio, mature flowerbeds, trees, shrubs and gravel borders separated by a raised wall with step up/ramp. There is a summerhouse which has power, light, windows to all aspects and two double doors at either end perfect for entertaining. There is a wooden gazebo ideal for a BBQ and storage, electric canopy and outdoor lighting. The garden is enclosed by fencing with a side access gate.



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



view this property online williamhbrown.co.uk/Property/WAT108749



welcome to

St. Marys Close, Watton Thetford

- Detached Bungalow
- Three Generous Sized Bedrooms
- Open Plan Kitchen / Diner
- Cloakroom, En-Suite & Four Piece Family Bathroom
- Air Source Pump Heating System

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT108749](https://www.williamhbrown.co.uk/Property/WAT108749)



Property Ref:
WAT108749 - 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.

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](https://www.williamhbrown.co.uk)