



Charles Avenue, Watton, Thetford, IP25 6BZ

welcome to

Charles Avenue, Watton, Thetford

> > GARAGE! Spacious three-bedroom detached bungalow in the heart of Watton, featuring a bright conservatory, front and rear gardens, benefitting from gas central heating, double glazed windows, garage and driveway parking. Call today to arrange a viewing!



Description

William H Brown are delighted to present this spacious three bedroom detached bungalow, ideally situated in the heart of Watton.

This well-appointed home benefits from gas central heating, double-glazed windows, and is in close proximity of local amenities, schools, and public transport, ensuring both comfort and convenience.

The accommodation comprises an inviting entrance hall, lounge/diner, kitchen, a bright conservatory, three well-proportioned bedrooms, and bathroom.

Externally, the property boasts a charming front garden, a private enclosed rear garden, a garage, and driveway parking, offering ample space and security.

With its desirable location and appealing features, this home is well-suited to a variety of buyers. Don't miss out - call us today to arrange your viewing!

Entrance Hall

Front entrance door, storage cupboards, radiator, doors to;

Lounge / Diner

19' 11" max x 11' 11" max (6.07m max x 3.63m max)
Double glazed front and side windows, fire place with surround and hearth, radiator, door to kitchen.

Kitchen

11' 11" max x 8' 11" max (3.63m max x 2.72m max)
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in oven with electric hob and cooker hood over, tiled splashbacks, space for fridge freezer, storage cupboard, double glazed rear window.

Conservatory

14' 9" x 7' 8" (4.50m x 2.34m)
Double glazed rear and side windows, double doors to the rear garden, door to garage and bedroom three.

Bedroom One

11' x 10' 11" (3.35m x 3.33m)
Double glazed front window, built in wardrobe, radiator.

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m)
Double glazed side window, built in wardrobe, radiator.

Bedroom Three

8' 11" x 8' 4" (2.72m x 2.54m)
Two double glazed rear windows, door to conservatory, radiator.

Bathroom

Three piece white suite comprising bath with shower over, WC, wash hand basin, tiling, radiator, double glazed rear window.

Outside

To the front of the property there is a lawned garden with mature flowerbeds and shrubs and a pathway leading to the front door. There is a driveway leading to the garage which has an up and over front door, power and light. To the rear of the property there is a lawned garden with a patio, mature flowerbeds, shrubs, trees and a greenhouse. 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



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welcome to

Charles Avenue, Watton, Thetford

- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Front & Rear Gardens
- Garage & Driveway Parking
- Close to Town Centre
- Viewings Essential!

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108478 - 0003

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