



**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, befitting from gas central heating, double glazed windows, garage and driveway parking. Call today to arrange a viewing!



### Entrance Porch

Front entrance door, double glazed front and side windows, door to entrance hall.

### Entrance Hall

Airing cupboard, storage cupboard, access to loft space, doors to:

### Lounge

19' 9" x 11' 9" ( 6.02m x 3.58m )

Double glazed front and side windows, gas fire place with surround and hearth, radiator, door to dining room.

### Kitchen / Diner

24' 8" max x 13' 2" max ( 7.52m max x 4.01m max )

Fitted with a match range of base, wall and drawer units, work surfaces, stainless steel sink unit and drainer, built in gas oven with gas hobs and cooker hood over, plumbing for dishwasher, breakfast bar, radiator, door to lobby.

Dining Room:

Radiator, double glazed side window.

### Lobby

Doors to:

### Conservatory

18' 9" x 6' 3" ( 5.71m x 1.91m )

Double glazed rear and side windows, double doors to the rear garden, fitted base units with sink unit, plumbing for washing machine, plumbing for tumble dryer.

### Cloakroom

Fitted with a WC.

### Bedroom One

10' 7" x 11' ( 3.23m x 3.35m )

Double glazed front window, radiator, built in wardrobe, archway to dressing room/study.

### Dressing Room / Study

9' 5" x 8' 6" ( 2.87m x 2.59m )

Double glazed side window, storage cupboard, door to shower room.

### En-Suite

Fitted with a shower cubicle, WC, wash hand basin, tiling, double glazed side window.

### Bedroom Two

13' 6" x 10' 6" ( 4.11m x 3.20m )

Double glazed rear window, built in wardrobe, fitted base unit with wash basin, radiator.

### Bedroom Three

8' 4" x 8' 9" ( 2.54m x 2.67m )

Double glazed side window, radiator.

### Wet Room

Fully fitted wet room with wall mounted shower, WC, vanity unit with wash hand basin, radiator, two double glazed side windows.

### Outside

To the front of the property there is a small lawned garden with mature shrubs and flowerbeds, a shingled driveway providing ample off road parking leading to the garage and outdoor storage. The garage measuring 20'4" x 8'6" and has an up and over front door, window to the side, power and light. To the rear of the property there is a lawned garden with a patio with a pathway leading to the storage shed, mature flowerbeds, shrubs and trees.



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)



**view this property online** [williamhbrown.co.uk/Property/WAT108717](http://williamhbrown.co.uk/Property/WAT108717)



**welcome to**

## **Charles Avenue, Watton Thetford**

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Front & Rear Gardens

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

offers in the region of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108717](http://williamhbrown.co.uk/Property/WAT108717)



Property Ref:  
WAT108717 - 0004

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](mailto:Watton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**