



**Dereham Road, Watton Thetford IP25 6EZ**



**welcome to**

**Dereham Road, Watton Thetford**

> > REFURBISHED AND MODERNISED! A three double bedroom detached bungalow, located within the market town of Watton. Boasting a gorgeous extension making for a wonderful open plan kitchen/lounge/diner, utility room, ample off-road parking, family bathroom and en-suite!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

Carpet flooring, airing cupboard, radiator, velux skylight.

### Kitchen / Lounge / Diner

33' x 15' 5" ( 10.06m x 4.70m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, integrated fridge/freezer, integrated dishwasher, inset hob with extractor over, eye-level electric double oven, inset one and a half bowl sink and drainer, UPVC double glazed windows to rear aspect, UPVC double glazed french doors opening to rear aspect, built-in storage, skylight.

### Bedroom 1

14' 6" x 11' 5" into bay ( 4.42m x 3.48m into bay )

Carpet flooring, radiator, built-in wardrobe, UPVC double glazed bay window to front aspect, door opening to:

### En-Suite Shower Room

Suite comprising low level w.c, hand wash basin, heated towel rail, tiled flooring, UPVC double glazed window to side aspect.

### Bedroom 2

12' 7" x 11' 5" into bay ( 3.84m x 3.48m into bay )

Carpet flooring, radiator, UPVC double glazed bay window to front aspect.

### Bedroom 3

11' 5" x 9' 5" ( 3.48m x 2.87m )

Carpet flooring, radiator, loft hatch access, UPVC double glazed window to side aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower over, tiled flooring, UPVC double glazed window to side aspect.

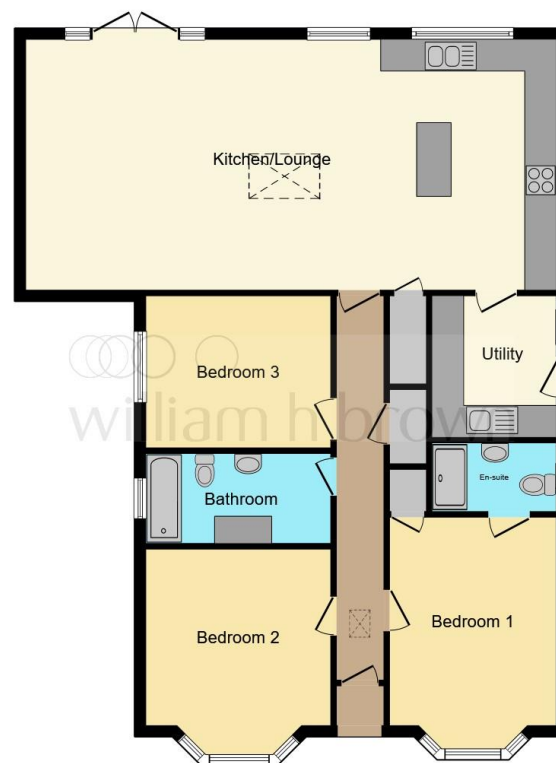
## Outside

To the front of the property, there is an enclosed gravel driveway which provides parking for multiple vehicles and the driveway is also partially gated for extra security. To the rear, a fully enclosed garden is also mainly laid to lawn with a newly laid patio seating area, mature shrubs and storage outbuildings.

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



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**welcome to**

## **Dereham Road, Watton Thetford**

- Three bedroom detached bungalow
- Refurbished and modernised throughout
- Open plan kitchen, lounge, diner
- Fully enclosed rear garden
- UPVC double glazed windows, gas-fired central heating

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108791 - 0002

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