



Charles Avenue, Watton Thetford IP25 6BY

welcome to

Charles Avenue, Watton Thetford

Charming Three Bed Detached Home in Watton Beautifully presented and ideally located near schools, shops, cafés, and transport links, this spacious residence features a lounge, large kitchen-diner, conservatory, utility room, and two bathrooms. Enjoy a generous south-facing garden, garage, driveway



The Accommodation

Composite side porch entrance door opening to;

Entrance Hall

Carpet flooring, radiator, UPVC double glazed door to front entrance

Hallway

Carpet flooring, understairs cupboard, storage cupboard, airing cupboard

Lounge

27' 2" x 11' 4" (8.28m x 3.45m)

Carpet flooring, double glazed sliding door to the rear, French door leading to conservatory, dual radiator, central gas fireplace

Kitchen/Diner

22' 4" x 7' 8" (6.81m x 2.34m)

Kitchen -Tiled flooring, space for oven, extractor hood, 1.5. sink and drainer, space for dishwasher, complimentary rolled- edge worksurfaces, range of wall-mounted low level units space for fridge freezer, double glazed door to side porch
Diner - Carpet flooring, double glazed windows to front and side

Conservatory

23' 5" x 10' 6" (7.14m x 3.20m)

carpet flooring, radiator, UPVC all around, double glazed

Utility Room

6' 9" x 8' 9" (2.06m x 2.67m)

Boiler, space for washing machine, space for tumble dryer

Landing

Carpet flooring, loft hatch for water tank, storage in eves

Bedroom 1

17' 5" x 15' 1" (5.31m x 4.60m)

Carpet flooring, radiator, double glazed window to the front aspect, built in wardrobes, vaulted ceilings

Shower Room

Low- level WC, Shower cubical, pedestal handwash basin, double glazed window to the side, vinyl flooring, wall mounted heated towel rail

Bedroom 2

11' 9" x 8' 3" (3.58m x 2.51m)

Carpet Flooring, Built in Storage Units, Eves Storage, Radiator, Double glazed window to rear aspect.

Bedroom 3

11' 9" x 9' 9" (3.58m x 2.97m)

Carpet flooring, radiator, double glazed window to the front aspect

Bathroom

Tiled flooring, panelled bath, overhead shower, pedestal handwash basin, low-level WC, vanity mirror, frosted double glazed window to the side aspect, wall tiles

Outside

The property benefits from a generous outdoor space, including a well maintained, south-facing rear garden which is laid to lawn with mature shrubs, two wooden sheds, brick weaved patio and brick weaved driveway to the front of the property.

Garage

Wood flooring, power and light, wooden open door, single glaze window to the rear aspect



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.focallagent.com



view this property online williamhbrown.co.uk/Property/WAT107687



welcome to

Charles Avenue, Watton Thetford

- Three Spacious Bedrooms
- Large Kitchen-Diner
- South-Facing Garden
- Garage with Electricity
- South-facing Conservatory

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT107687



Property Ref:
WAT107687 - 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



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



williamhbrown.co.uk