



**Fleming Court, Watton Thetford IP25 6XN**



**welcome to**

**Fleming Court, Watton Thetford**

Charming 1980s detached bungalow in a quiet Watton cul-de-sac, overlooking green space. Features spacious living areas, two bedrooms, conservatory, garage, and low-maintenance gardens. Early viewing recommended.



### Entrance Porch

UPVC double glazed front door leading to:-

### Entrance Hall

Carpet flooring, Radiator, Loft access, UPVC door to porch

### Lounge

16' 4" x 12' 1" ( 4.98m x 3.68m )

Carpet flooring, Central electric fireplace, Radiator, Double glazed window to front aspect,

### Dining Room

16' 1" x 9' 6" ( 4.90m x 2.90m )

Carpet flooring, Radiator, Dual aspect double glazed windows to front and side

### Kitchen

Vinyl flooring, Double glazed frosted door to rear, Integrated eye-level double oven, Integrated gas hob, Extractor hood Radiator, Space for fridge freezer, Space for washing machine, Inset 1.5 sink, Range of wall-mounted low level units, Double glazed window to the rear aspect,

### Conservatory

9' 8" x 7' 9" ( 2.95m x 2.36m )

Vinyl flooring, UPVC around

### Bedroom 1

13' 7" x 9' 6" ( 4.14m x 2.90m )

Carpet flooring, Double glazed window to the rear aspect, Built in wardrobe, Radiator

### Bedroom 2

10' 5" x 9' 5" ( 3.17m x 2.87m )

Carpet flooring, Double glazed window to side aspect, Radiator, Built in wardrobe

### Bathroom

Tiled flooring, Low-level WC, Double glazed frosted window to front aspect, Radiator, Hand-wash basin, Wall-mounted heated towel rail, Wet room, Glass panel

### Outside

A rear 3-car driveway and parking area leads to the semi-detached garage with automated roller shutter door, power and light. Wrap around patio, low maintenance garden with mature shrubs.

### Garage

Electric roller door, Lighting and power



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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## **Fleming Court, Watton Thetford**

- Detached 1980's Bungalow
- Peaceful Location
- Spacious Lounge and Dining Area
- Fitted Kitchen
- Bright Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108833 - 0006

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