



Bluebell Close, Watton Thetford IP25 6HG

welcome to

Bluebell Close, Watton Thetford

Spacious three-bedroom semi-detached home in Watton featuring an en-suite, cloakroom WC, garage, and enclosed garden, ideal for families or professionals. Contact William H Brown to arrange a viewing.



Accommodation **Entrance Hall**

Carpet Flooring, Radiator, Storage Cupboard, Stairs to First Floor,

Cloakroom W.C.

Vinyl Flooring, Low Level W.C., Corner Hand Wash Basin, Radiator, Frosted Double Glazed Window to Front Aspect

Lounge

31' 6" Max x 17' 4" (9.60m Max x 5.28m)
Carpet Flooring, Central Electric Fireplace, Three Radiators, Double Glazed Window to Rear Aspect, Double Glazed Door to Rear Aspect.

Kitchen/Diner

24' 2" Max x 9' 4" (7.37m Max x 2.84m)
Tiled Flooring, Complimentary Rolled Edge Work Surfaces, Range of Wall Mounted and Low Level Units, Inset eye level Double Oven, Inset Ceramic Hob, Concealed Extractor Hood, Inset 1.5 Sink/Drainer with Mixer Tap, Water Filter with Separate Drinking Tap and Water Softener, Built in Dishwasher, Space for Washing Machine, Space for Fridge/Freezer, Dual Aspect Double Glazed Windows to Front Aspect with Fitted Blinds.

Landing

Carpet Flooring, Loft Access, Airing Cupboard, Radiator

Bedroom 1

12' 9" x 10' 7" (3.89m x 3.23m)
Carpet Flooring, Radiator, Double Glazed Window to Rear Aspect with Fitted Blinds.

En-Suite

Vinyl Flooring, Vanity Hand Wash Basin, Low Level W.C., Shower Cubical, Storage Cupboard, Radiator, Frosted Double Glazed Window to Rear Aspect.

Bedroom 2

19' Max x 11' Max (5.79m Max x 3.35m Max)
Carpet Flooring, Radiator, Two Double Glazed

Window to Front Aspect with Fitted Blinds.

Bedroom 3

11' 4" x 11' (3.45m x 3.35m)
Carpet Flooring, Radiator, Built in Wardrobe, Double Glazed Window to Front Aspect.

Family Bathroom

Vinyl Flooring, Low Level W.C. Vanity Hand Wash Basin, Panelled Bath with Overhead Shower, Radiator



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Bluebell Close, Watton Thetford

- Three Spacious Bedrooms
- Attached Garage
- Fully Enclosed Rear Garden
- En-Suite Bathroom
- Cloakroom WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£240,000



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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.



Property Ref:
WAT108879 - 0006

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property



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