



**Woodpecker Drive, Watton Thetford IP25 6TW**



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**Woodpecker Drive, Watton Thetford**

Charming, detached bungalow in Watton, close to town centre amenities. Features two spacious bedrooms, lounge, dining room, kitchen, conservatory, family bathroom, and a south-facing garden. Ideal for retirees or first-time buyers.



### Entrance Hall

Wood effect flooring, Double glazed window to the front aspect, radiator, Loft access

### Lounge

14' 9" x 12' 2" ( 4.50m x 3.71m )

Wood effect flooring, Central gas fireplace, Radiator, Sliding door to conservatory

### Dining Room

14' 6" x 7' 1" ( 4.42m x 2.16m )

Wood effect flooring, Double glazed window to the side aspect, Radiator,

### Kitchen

14' 7" x 9' 4" ( 4.45m x 2.84m )

Vinyl flooring, Range of wall mounted low level units, Inset 1.5 sink/drain, Inset ceramic hob, Inset oven, Radiator, Space for washing machine, Space for fridge freezer, Frosted double glazed door to the rear, Double glazed window to the rear aspect

### Conservatory

10' 5" x 8' 7" ( 3.17m x 2.62m )

Brick base, UPVC all around, fitted blinds

### Bathroom

Wood effect flooring, Double glazed frosted window to the side aspect, 4-piece suite comprising of; panelled bath, Low level WC, Vanity handwash basin and corner shower cubicle. LED mirror

### Bedroom 1

11' 9" x 12' 1" ( 3.58m x 3.68m )

Carpet flooring, Double glazed window to the front aspect

### Bedroom 2

9' 4" x 10' 9" ( 2.84m x 3.28m )

Carpet flooring, Double glazed window to the front aspect

### Garage

Fitted with power and lighting

### Outside

To the rear of the property there is an enclosed south-facing garden laid to lawn with patio, hard-standing area for shed, garage with power and lighting fitted and decking area adjacent to conservatory



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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## Woodpecker Drive, Watton Thetford

- Detached Bungalow
- Prime Location
- South-facing Rear Garden
- Gas Central Heating
- Garage

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

offers in the region of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108861 - 0003

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