









welcome to

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/drainer, 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





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- **Detached Bungalow**
- **Prime Location**
- South-facing Rear Garden
- Newly Fitted Boiler (Nov 2025)
- Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

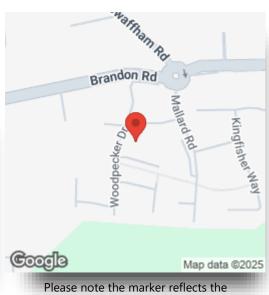
offers in the region of

£270,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108861



Property Ref: WAT108861 - 0005 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 quidance 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.





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