



**Washington Drive, Watton Thetford IP25 6GY**



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## **Washington Drive, Watton Thetford**

>> CHAIN- FREE! Modern two-bedroom terraced home in a sought-after Watton development, featuring a stylish kitchen, cloakroom, family bathroom, and enclosed rear garden. Ideally located near schools, shops, and transport links to Norwich. Perfect for first-time buyers, downsizers, or families.



### Entrance Hall

Wood effect flooring, Radiator

### Lounge

14' 3" x 12' 9" ( 4.34m x 3.89m )

Wood effect flooring, Radiator, Stairs to First floor,  
Double glazed double doors to the rear aspect

### Kitchen

8' 9" x 6' 7" ( 2.67m x 2.01m )

Wood effect flooring, Double glazed window to the front aspect, Range of wall mounted units, Complimentary rolled-edge work surfaces, Space for fridge freezer, Space for washing machine, Inset oven, Inset 1.5 sink and drainer, Serving hatch window

### Cloakroom

Radiator, Pedestal handwash basin, Tiled

### Bedroom 1

12' 8" x 10' 11" ( 3.86m x 3.33m )

Wood effect flooring, Radiator, Two double glazed windows to the rear aspect

### Bedroom 2

11' 5" x 6' 6" ( 3.48m x 1.98m )

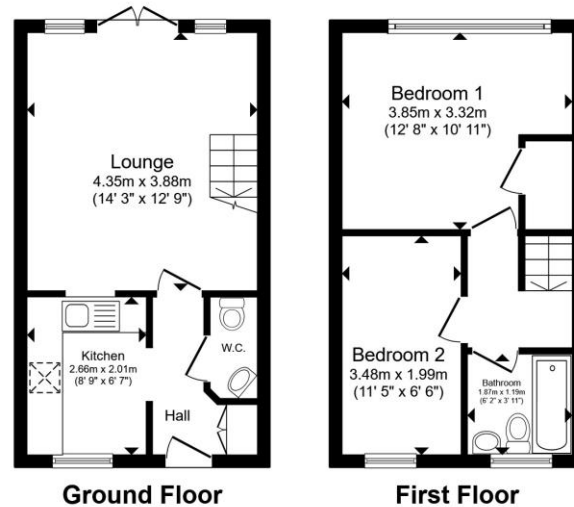
Wood effect flooring, Radiator, Double glazed window to the front aspect

### Bathroom

Vinyl flooring, Low- level WC, Pedestal handwash basin, Bath with shower over, Double glazed window to the front aspect

### Outside

Fully enclosed rear garden with rear access gate, Laid to lawn with patio area



Total floor area 55.2 m<sup>2</sup> (594 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **Washington Drive, Watton Thetford**

- Chain Free!
- Modern Two-Bedroom Terraced Home
- Stylish Fitted Kitchen
- Two Allocated Parking Spaces
- Spacious Lounge

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

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108895 - 0005

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