



**Jubilee Road, Watton Thetford IP25 6BJ**

**welcome to**

## **Jubilee Road, Watton Thetford**

>> OFF-ROAD PARKING! Beautifully presented three-bedroom detached bungalow located in the market town of Watton, featuring a bright conservatory, off-road parking, low-maintenance rear garden and spacious lounge. Call now to book your viewing and avoid disappointment!



## The Accommodation

### Entrance Hall

Tiled Flooring, Airing Cupboard, Loft Access, Radiator

### Lounge

### Kitchen

10' 1" x 9' 6" ( 3.07m x 2.90m )

Tiled Flooring, Complimentary rolled edge work surfaces, Range of wall mounted and low-level units, inset electric hob, extractor hood, inset 1.5 sink drainer, integrated eye level double oven, space for washing machine and fridge freezer, double glazed window to front aspect.

### Conservatory

8' 5" x 5' 7" ( 2.57m x 1.70m )

Tiled Flooring, PVC double glazed to rear aspect

### Bedroom 1

16' 3" x 11' ( 4.95m x 3.35m )

Carpet Flooring, Storage cupboard, Radiator, Double Glazed window to front aspect.

### En-Suite

Tiled Flooring, Shower Cubical, Wall mounted heated towel rail, Double Glazed frosted window to side aspect.

### Bedroom 2

11' x 10' 3" ( 3.35m x 3.12m )

Carpet Flooring, Radiator, Double Glazed window to front aspect.

### Bedroom 3

9' 5" x 7' 2" ( 2.87m x 2.18m )

Carpet Flooring, Storage Cupboard, Radiator, Double Glazed window to rear aspect

### Bathroom

Vinyl Flooring, Panelled 'Jacuzzi' Bath with Overhead shower, Pedestal hand wash basin, Low Level W.C., Wall mounted heated towel rail, Vanity LED mirror, Frosted double glazed window to side aspect.

### Outside

The front of the property compromises of a hardwearing driveway which offers ample off-road parking and a singled area with mature shrubbery.

To the rear of the property, it boasts enclosed garden with a large patio, small area laid to lawn, wooden decking, raised beds and a wooden shed.

### Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30-minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



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.floagent.com



**view this property online** [williamhbrown.co.uk/Property/WAT108854](http://williamhbrown.co.uk/Property/WAT108854)



welcome to

## Jubilee Road, Watton Thetford

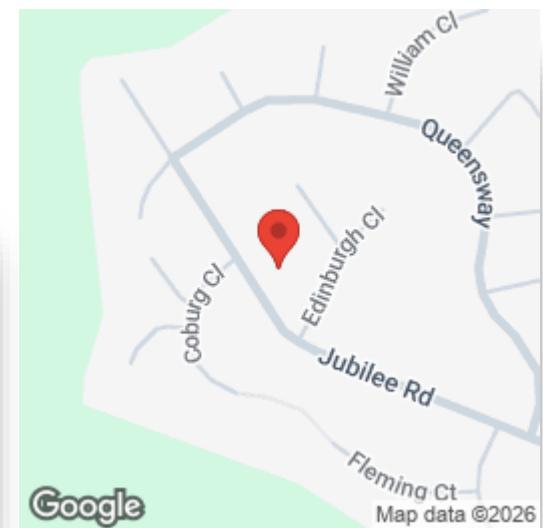
- Detached Bungalow
- Off-Road Parking
- Modern Kitchen
- En-Suite
- Three Generously Sized Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£275,000**



view this property online [williamhbrown.co.uk/Property/WAT108854](http://williamhbrown.co.uk/Property/WAT108854)

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:  
WAT108854 - 0007

  
william h brown



**01953 881951**



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williamhbrown.co.uk**