



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

**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/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



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## Woodpecker Drive, Watton Thetford

- 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

# £260,000



The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), roomings and orientations 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.fiscaagent.com



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Property Ref:  
WAT108861 - 0006

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