



**Thetford Road, Watton Thetford IP25 6PN**

**welcome to**

**Thetford Road, Watton Thetford**

> > GUIDE PRICE £400,000 - £425,000. Spacious 3-bed bungalow in Watton with generous living areas, large garden, garage, and modern comforts including double glazing, newly fitted boiler, and built-in appliances.



### **Entrance Hall**

Wooden flooring, two radiators, UPVC window to the front aspect

### **Cloakroom**

Low level WC, pedestal handwash basin, frosted window to the rear aspect

### **Lounge**

20' 7" x 14' 5" ( 6.27m x 4.39m )

Carpet flooring, radiator, gas central fireplace, door to conservatory, UPVC double glazed window to the side aspect

### **Dining Room**

13' Max x 14' ( 3.96m Max x 4.27m )

Wooden flooring, bay UPVC window to the front aspect, radiator, serving hatch

### **Reception Room 3**

20' 6" x 16' 7" ( 6.25m x 5.05m )

Wood effect flooring, French door to the rear

### **Kitchen**

14' 5" x 9' 9" ( 4.39m x 2.97m )

Tiled flooring, built in dishwasher, inset sink, range style cooker, extractor hood, range of wall mounted low-level units, complimentary work surfaces, window dual aspect, space for fridge-freezer

### **Utility Room**

7' 2" x 6' 2" ( 2.18m x 1.88m )

Space for tumble dryer, inset 1.5 sink, window to the rear aspect, boiler fitted end of Jan 2025

### **Conservatory**

10' max x 7' max ( 3.05m max x 2.13m max )

Carpet flooring, UPVC all around, brick foundations

### **Hallway**

carpet flooring, radiator, window to the side aspect, storage cupboard

### **Bedroom 1**

13' Max x 12' Min ( 3.96m Max x 3.66m Min )

Carpet flooring, radiator, bay window, built in wardrobe

### **Bedroom 2**

10' Max x 9' 9" ( 3.05m Max x 2.97m )

carpet flooring, radiator, two built in wardrobes, UPVC window to the side aspect

### **Bedroom 3**

10' 2" x 8' 1" Max ( 3.10m x 2.46m Max )

Carpet flooring, double glazed UPVC window to the side aspect, built in wardrobe

### **Bathroom**

Four piece suite comprising of; low-level WC, vanity handwash basin, shower, panelled bath, wall-mounted heated towel rail, frosted window to the rear

### **Outside**

Brick weave patio, laid to lawn, large garage with side access door, wooden shed, enclosed flower beds, greenhouse - Garage measurements (23' 6" (7.3m) x 12'(3.7m)



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## Thetford Road, Watton Thetford

- Three Spacious Bedrooms
- Modern Kitchen with Built-in Dishwasher
- Newly Fitted Boiler
- UPVC Double-Glazed Windows Throughout
- Detached Garage and Private Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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