



**Frost Close, Watton Thetford IP25 6EE**

**welcome to**

**Frost Close, Watton Thetford**

>>NO ONWARD CHAIN!! A well-presented three-bedroom bungalow located in a sought-after area of Watton, offering spacious accommodation, ample off-road parking, a garage, and a low-maintenance rear garden.



**Entrance Hall**

Carpet flooring, UPVC door to the front aspect

**Hallway**

Carpet flooring, Radiator, Loft access, Airing cupboard

**Cloakroom WC**

Vinyl flooring, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin, Extractor fan

**Lounge/Diner**

Carpet flooring, Radiators, Double glazed window to the front aspect, Electric feature fireplace

**Kitchen**

Tiled flooring, Double glazed window to the front aspect, Radiator, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, Inset 1.5 ceramic sink/drainers, Ceramic hob, Inset oven, Low-level fridge, Space for tumble dryer/dishwasher, Boiler cupboard

**Utility Room**

Plumbing for washing machine, Space for tumble dryer

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the rear aspect, Fitted wardrobes and cupboard space

**Bedroom Two**

Carpet flooring, Double glazed window to the rear aspect, Radiator

**Bedroom Three**

Carpet flooring, Double glazed sliding door to the rear, Double fitted wardrobe

**Bathroom**

Vinyl flooring, Frosted double glazed window to the side aspect, Pedestal handwash basin, Radiator, Shower cubicle, Panelled bath, Extractor fan

**Outside**

To the front of the property there is a brick weave driveway and mature shrubbery. To the rear of the property there is a fully enclosed low-maintenance garden with patio, mature shrubs and a side access gate.

**Outside**

To the front of the property there is a brick weave driveway and mature shrubbery. To the rear of the property there is a fully enclosed low-maintenance garden with patio, mature shrubs and a side access gate.

**Garage**

1.5 Garage, Up and Over door, Power and lighting, Personal door



**view this property online** [williamhbrown.co.uk/Property/WAT109022](http://williamhbrown.co.uk/Property/WAT109022)

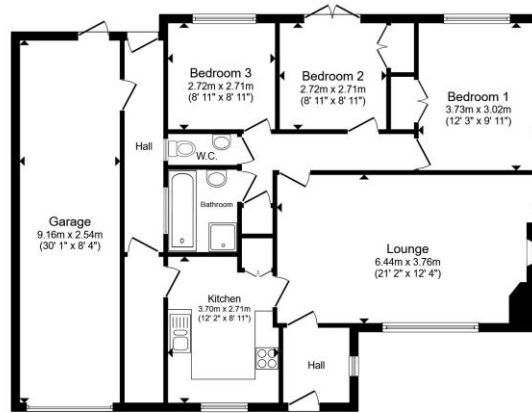


welcome to

## Frost Close, Watton Thetford

- NO ONWARD CHAIN!
- Spacious Lounge/Diner with Electric Feature Fireplace
- Driveway Parking for Multiple Cars
- 1.5 Length Garage
- Enclosed Low Maintenance Garden

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



offers over  
**£280,000**

Total floor area 114.6 m<sup>2</sup> (1,234 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

william  
h brown



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT109022](http://williamhbrown.co.uk/Property/WAT109022)



Property Ref:  
WAT109022 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william  
h brown



**01953 881951**



Watton@williamhbrown.co.uk



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



**williamhbrown.co.uk**