



Walnut Grove, Watton Thetford IP25 6EY

welcome to

Walnut Grove, Watton Thetford

>>TWO-BEDROOM BUNGALOW!! This property offers a lounge, kitchen, conservatory, two bedrooms, and a family bathroom. Outside benefits include a driveway, garage, and an enclosed rear garden with patio, summerhouse and mature planting.



Entrance Hall

Tiled flooring, Frosted Double glazed window and door to the side aspect, Radiator, Storage cupboard, Loft access

Lounge

Carpet flooring, Double glazed window to the front aspect, Radiator, Brick feature fireplace, Central multi-fuel burner

Kitchen

Wood effect flooring, Double glazed window and door to the rear aspect, Range of wall-mounted low-level units, Complimentary rolled-edge worksurfaces, Radiator, Double eye-level oven, Ceramic hob, Extractor hood, Space for dishwasher, washing machine and fridge freezer

Conservatory

Tiled flooring, UPVC double glazed windows to the rear, Brick base, Radiator

Bedroom One

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

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the rear aspect, Built in wardrobe

Bathroom

Tiled flooring, Frosted double glazed window to the side aspect, Low-level WC, Double walk-in shower cubicle, Handwash basin with vanity storage, Wall-mounted heated towel rail, Extractor fan

Garage

Electric door, Power and Lighting

Outside

To the front of the property there is a shingled garden with mature shrubs and driveway leading to the garage. To the rear of the property there is an enclosed garden, laid to lawn with patio area, shrubs and trees. There is a greenhouse, metal shed and Summerhouse. The garden has side access and a personal door to the garage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Walnut Grove, Watton Thetford

- Detached Bungalow
- Driveway Parking
- Garage
- Conservatory
- Well-Appointed Kitchen

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108901 - 0003

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.

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