



**Thetford Road, Watton Thetford IP25 6BT**

**welcome to**

**Thetford Road, Watton Thetford**

>> DETACHED THREE-BEDROOM HOME! The property features a spacious lounge/diner, kitchen, cloakroom, family bathroom, and a principal bedroom with a Juliet balcony overlooking the garden. Outside, there is ample off-road parking, a garage, and a generous enclosed rear garden.



**Entrance Porch**

Tiled flooring, Storage cupboard, Frosted double glazed window to the front aspect

**Entrance Hall**

Carpet flooring, Radiators

**Cloakroom WC**

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

**Lounge/Diner**

Vinyl flooring, Double glazed windows to the side aspect, Radiators, French doors to the rear aspect, Central wood burner

**Kitchen**

Tiled flooring, Double glazed windows to the front aspect, Frosted double glazed door to the side aspect, Radiator, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Inset 2.5 sink/drainage, Inset hob and oven, Space for fridge freezer, Built-in dishwasher

**First Floor Landing**

Carpet flooring, Double glazed window to side aspect, Loft access, Airing cupboard

**Bedroom One**

Wood effect flooring, Juliet balcony, Double glazed window to the rear aspect, Double glazed window to the side aspect, Double built-in wardrobes

**Bedroom Two**

Wood effect flooring, Double glazed window to the front aspect, Radiator

**Bedroom Three**

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

**Bathroom**

Vinyl flooring, Frosted double glazed window to the side aspect, Fitted blinds, Panelled bath and overhead shower, Pedestal handwash basin, Low-level WC, Wall-mounted heated towel rail,

**Outside**

To the front of the property there is a shingle driveway and small patio area. To the rear of the property there is a large, fully enclosed garden, laid to lawn with large patio area and metal shed

**Garage**

Up & over door, Single glazed window to the side aspect

**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

## Thetford Road, Watton Thetford

- Detached Three-Bedroom Home
- Garage
- Driveway Parking for Multiple Cars
- Principle Bedroom with Juliet Balcony
- Enclosed Rear Garden
- 

Tenure: Freehold EPC Rating: F

Council Tax Band: D

offers over  
**£330,000**



Total floor area 124.4 m<sup>2</sup> (1,339 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.co.uk](http://www.propertybox.co.uk)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT109093 - 0002

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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.



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