



**St. John Way, Watton Thetford IP25 6DG**

**welcome to**

**St. John Way, Watton Thetford**

Beautifully presented detached bungalow in the sought-after town of Watton, featuring a conservatory, detached garage, three bedrooms, en-suite and spacious living areas, all within easy reach of local amenities.



## Entrance Hall

Carpet flooring, Loft access, Double glazed window to the front aspect, Radiator, Storage cupboard, Airing cupboard

## Lounge

20' 7" x 11' ( 6.27m x 3.35m )

Carpet flooring, Radiator, Central gas fireplace, Double glazed windows to the front and side aspect, Double glazed French door to the rear aspect

## Kitchen

12' 8" x 12' 3" ( 3.86m x 3.73m )

Vinyl flooring, Radiator, Complimentary rolled-edge surface, Range of wall mounted low level units, Built in low level fridge and freezer, Space for washing machine, Inset gas hob, Inset oven, Enclosed extractor hob, Double glazed window to the rear aspect

## Conservatory

8' 1" x 11' 7" ( 2.46m x 3.53m )

Carpet flooring, Radiator, Brick base, Radiator, UPVC double glazed window to the side aspect

## Bedroom 1

12' 2" x 10' 1" ( 3.71m x 3.07m )

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

## En-Suite

Carpet flooring, Low-level WC, Shower cubicle, Frosted double glazed window to the side aspect, Handwash basin, Radiator

## Bedroom 2

12' 2" x 7' 3" ( 3.71m x 2.21m )

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

## Bedroom 3

10' 1" x 7' 1" ( 3.07m x 2.16m )

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

## Bathroom

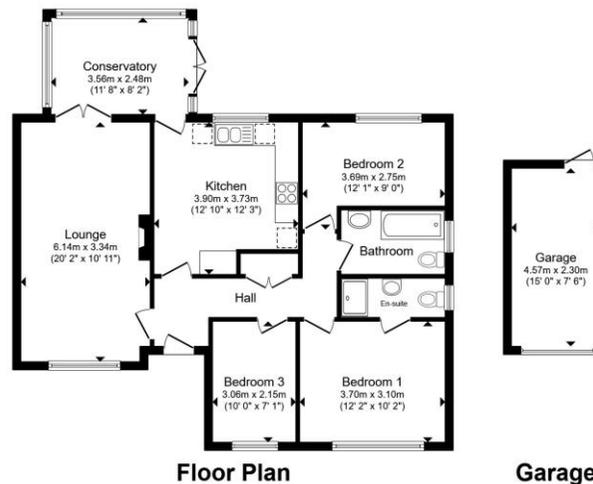
Tiled flooring, Pedestal handwash basin, Panelled bath, Radiator, Double glazed frosted window to the side aspect

## Garage

Power and lighting, Electric garage door

## Outside

To the front of the property there is an enclosed shingled area with a wooden shed and mature shrubs surrounding. The rear garden is fully enclosed and laid to lawn with a patio pathway, raised beds and mature shrubs. There is also side access and a personal door to the garage.



Total floor area 99.0 m<sup>2</sup> (1,065 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](http://www.propertybox.io)

  
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## St. John Way, Watton Thetford

- Detached Bungalow
- Spacious Lounge
- En-suite to Main Bedroom
- Conservatory
- Fully Enclosed Front and Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108905 - 0005

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