



Monkhams Drive, Watton Thetford IP25 6PE

welcome to

Monkhams Drive, Watton Thetford

>> FIVE BEDROOM BUNGALOW!! Boasting versatile accommodation including large kitchen/diner, en-suite shower room and spacious bedrooms. This property also benefits from a garage, ample off-road parking, and a generous enclosed rear garden, making it an ideal family home.



Entrance Hall

Carpet flooring, Radiator

Cloakroom Wc

Vinyl flooring, Radiator, Low-level WC, Pedestal handwash basin, Extractor fan

Lounge/Diner

Carpet flooring, Radiators, Double glazed window to the side aspect, French door to the rear

Dining Room

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

Study

Carpet flooring, Double glazed window to the side aspect

Kitchen

Tiled flooring, Radiator, Double glazed window to the rear aspect, Fitted blinds, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drain, Integrated eye-level double oven, Ceramic hob, Extractor hood

Utility Room

Tiled flooring, UPVC Double glazed window to the rear aspect, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, 1.5 sink/drain, Space for washing machine and tumble dryer

First Floor Landing

Carpet flooring, Velux windows, Eves storage, Loft access, Airing cupboard

Bedroom One

Carpet flooring, radiator, Double glazed window to the rear aspect, Fitted wardrobe, Built-in units, Vaulted ceiling

En-Suite

Carpet flooring, Low-level WC, 'His & Hers' sink, Double shower cubicle, Velux window, Wall-mounted

heated towel rail, Extractor fan

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Carpet flooring, Double glazed windows to the front and side aspect, Fitted blinds, Radiator

Bathroom

Vinyl flooring, Velux window, Panelled bath, Low-level WC, Handwash basin with vanity storage, Wall-mounted heated towel rail, Extractor fan

Bedroom Five

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

Side Porch

Tiled flooring, Radiator, Double glazed door to the front aspect

Garage

Electric door, Power and lighting

Outside

To the rear of the property there is a fully enclosed garden, laid to lawn with patio area and UPVC shed

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

Monkhams Drive, Watton Thetford

- DETACHED BUNGALOW!
- Five Spacious Bedrooms
- En-suite Shower Room
- Garage
- Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109159 - 0002

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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