



Woodpecker Drive, Watton THETFORD IP25 6TW

welcome to

Woodpecker Drive, Watton THETFORD

>> DETACHED HOME!! Offering spacious accommodation, modern flooring throughout, and a recently fitted boiler. Conveniently located within easy reach of local amenities, this property also benefits from off-road parking, garage and enclosed rear garden.



Entrance Hall

Vinyl flooring, Frosted double glazed door to the front aspect, Radiator

Cloakroom WC

Vinyl flooring, Frosted double glazed window to the front aspect, Radiator, Low-level WC, Corner handwash basin

Lounge

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

Dining Room

Carpet flooring, Sliding door to the rear aspect, Radiator

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Fitted blinds, Radiator, Range of low-level wall mounted units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Integrated double oven, Integrated gas hob, Extractor fan, Storage cupboard,

Utility Room

Vinyl flooring, Double glazed window to the rear aspect, Low-level units, Complimentary rolled edge worksurfaces, Space for washing machine, Radiator

First Floor Landing

Carpet flooring, Radiator, Loft access, Storage cupboard

Bedroom One

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

En-Suite

Vinyl flooring, Double glazed window to the side aspect, Radiator, Low-level WC, Pedestal handwash basin, Shower cubicle

Bedroom Two

Carpet flooring, Radiator, Double glazed window, Fitted blinds

Bedroom Three

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

Bathroom

Vinyl flooring, Frosted double glazed window to the rear aspect, low-level WC, Pedestal handwash basin, Panelled bath with overhead shower, Radiator

Garage

'Up and Over' door, Single glazed window to the side aspect, Lighting

Outside

To the front of the property there is a brick weave driveway, leading to the garage and a shingled area, which could be used as additional parking. to the rear of the property there is a fully enclosed garden with side access, patio area and concrete pad for shed

Agents 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.



view this property online williamhbrown.co.uk/Property/WAT109083



welcome to

Woodpecker Drive, Watton THETFORD

- Spacious and Well-Presented Accommodation
- Garage
- Driveway and Additional Parking
- En-suite Shower Room
- Cloakroom WC

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

offers in excess of
£250,000



Total floor area 107.9 m² (1,161 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. Powered by www.propertybox.uk

william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT109083



Property Ref:
WAT109083 - 0013

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