



Mill Road, Watton Thetford IP25 6AN

welcome to

Mill Road, Watton Thetford

>>THREE BEDROOM HOME! Well-presented home in the popular market town of Watton, offering spacious living, a stylish kitchen/diner, ample parking, and a generous enclosed garden, ideal for families and entertaining.



Entrance Hall

Tiled flooring, UPVC door to the front aspect

Lounge

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

Kitchen/Diner

Tiled flooring, Double glazed window to the rear aspect, Range of low-level wall mounted units, Complimentary rolled edge worksurfaces, Tiled splashback, Inset 1.5 sink/drainers, Space for dishwasher and fridge freezer

Utility Room

Vinyl flooring, Double glazed window to the side aspect, Boiler

Bathroom

Wood effect flooring, Frosted double glazed window to the side aspect, Low-level WC, Handwash basin with storage, Panelled bath

First Floor Landing

Carpet flooring, Double glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property there is a gravel driveway with parking for multiple cars, mature shrubbery and an area laid to lawn.

To the rear of the property there is a large, enclosed garden laid to lawn with patio area, decking, artificial pond and mature trees and shrubbery,



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- Well-Presented Three-Bedroom House
- Spacious Garden with Patio and Decking Area
- Driveway
- Modern Kitchen/Diner
- Utility Area

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

offers over
£250,000



Total floor area 80.7 m² (869 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109075 - 0004

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.



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