



**Byfords Way, Watton Thetford IP25 6TB**



**welcome to**

**Byfords Way, Watton Thetford**

Beautifully presented three-bedroom end-terraced home in Watton, offering modern living with garage, parking, and a private garden. Ideally located near schools, shops, and transport links — a perfect family home.



### Entrance Hall

Wood effect flooring, UPVC door to the front aspect, Stairs to the first floor, Storage cupboard, Radiator

### Cloakroom WC

Wood effect flooring, Radiator, Low-level WC, Pedestal handwash basin, Double glazed frosted window to the side aspect

### Lounge

15' 7" x 10' 9" ( 4.75m x 3.28m )

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

### Kitchen

17' 6" x 8' 8" ( 5.33m x 2.64m )

Wood effect flooring, Double glazed window to the rear aspect, French door to the rear, Complimentary rolled edge work surfaces, Range of wall mounted low level units, Inset oven, Inset gas hob, Built-in dishwasher, Built-in washing machine, Space for fridge freezer

### Landing

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

### Bedroom 1

11' 8" x 10' 2" ( 3.56m x 3.10m )

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

### En-Suite

Vinyl flooring, Low-level WC, Pedestal handwash basin, Shower cubicle, Radiator

### Bedroom 2

9' 5" x 10' 3" ( 2.87m x 3.12m )

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

### Bedroom 3

8' 8" x 7' 1" ( 2.64m x 2.16m )

Carpet flooring, Radiator, Double glazed window to the rear

### Bathroom

Vinyl flooring, Low-level WC, Pedestal handwash basin, Panelled bath, Radiator, Double glazed window to the front aspect

### Garage

Up and over door, Fitted with power and lighting

### Outside

At the front of the property, a thoughtfully landscaped area with mature shrubs that provide both seasonal colour and year-round greenery. This welcoming frontage enjoys an open outlook across a well-maintained communal green space.

To the rear, the garden is fully enclosed, offering privacy and security. A paved patio area provides the perfect spot for outdoor seating or al fresco dining, while a neat pathway guides you through the space. The central lawn is carefully laid, bordered with planting areas. There is also a personal access door leading directly to the garage.



***view this property online*** [williamhbrown.co.uk/Property/WAT108923](http://williamhbrown.co.uk/Property/WAT108923)



**welcome to**

## **Byfords Way, Watton Thetford**

- End- Terraced House
- 3 Spacious Bedrooms
- Gas Central Heating and Double-Glazed Windows
- Main Bedroom with En-Suite
- Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108923](http://williamhbrown.co.uk/Property/WAT108923)



Property Ref:  
WAT108923 - 0006

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](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**