



Swaffham Road, Watton Thetford IP25 6LA

welcome to

Swaffham Road, Watton Thetford

>>DETACHED BUNGALOW! Featuring two reception rooms, a spacious kitchen/diner and a stylish en-suite. Ideally located within walking distance of Watton's shops and amenities, the property benefits from ample driveway parking, garage and a generous rear garden.



Lounge

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

Dining Room

Carpet flooring, UPVC double glazed window to the front aspect

Kitchen/Diner

Tiled flooring, Radiator, UPVC French door to the rear aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Central island, Range style cooker, Gas hob, Extractor hood, Integrated fridge, freezer and washing machine, Inset 1.5 sink, Large storage cupboard

Hallway

Carpet flooring, Radiator, Loft access (fully boarded with ladder)

Bedroom One

Carpet flooring, Radiator, UPVC Double glazed window to the side aspect, Built in wardrobe

En-Suite

Tiled flooring, Radiator, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin, Free-standing bath, Corner shower cubicle

Bedroom Two

Carpet flooring, Radiator, UPVC double glazed window to the rear aspect, Free standing wardrobe

Bedroom Three

Carpet flooring, Radiator, UPVC double glazed window to the rear aspect

Bathroom

Tiled flooring, Radiator, Frosted UPVC double glazed window to the side aspect, Panelled bath and overhead electric shower, Low-level WC, pedestal handwash basin, Airing cupboard

Garage

Electric roller door, Power and lighting

Outside

To the front of the property there is a large shingle driveway with parking for multiple cars, surrounded by shrubs and trees for a low maintenance feel. To the rear of the property there is a garden laid to lawn with patio area. There also a wraparound patio area with two outbuildings/sheds and a Greenhouse.

Outbuilding

Central Heating, Radiator, UPVC Double glazed window, French doors, Power and lighting, Tiled roof



view this property online williamhbrown.co.uk/Property/WAT108817



welcome to

Swaffham Road, Watton Thetford

- Three Bedroom Detached Bungalow
- Two Spacious Reception Rooms
- Kitchen/Diner with Range Style Cooker
- En-Suite
- Outbuilding with Potential

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108817



Property Ref:
WAT108817 - 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.



william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk