



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.



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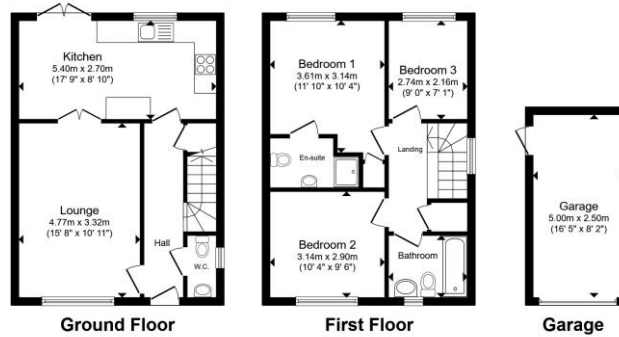


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Byfords Way, Watton Thetford

- 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



offers in excess of
£240,000

Total floor area 94.3 m² (1,015 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.io



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Property Ref:
WAT108923 - 0007

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