



Dereham Road, Watton THETFORD IP25 6HA

welcome to

Dereham Road, Watton THETFORD

>>DETACHED BUNGALOW! Offers spacious accommodation throughout, energy-efficient solar panels and an air source heat pump, a large driveway, generous rear garden, and a range of outbuildings including a barn, workshop, garage, and office space. A versatile home with excellent potential.



Entrance Hall

Double glazed door to the front aspect, Radiators, Loft access with ladder

Cloakroom WC

Double glazed window to the rear aspect, Low-level WC, Boiler

Lounge

Wood effect flooring, Radiators, Double glazed windows to the front and side aspect

Utility Room

Tiled flooring, Double glazed window to the side aspect, Inset 1.5 sink/drain, Range of low-level wall mounted units, Complementary rolled edge worksurfaces, Space for washing machine and tumble dryer

Kitchen

Tiled flooring, Range of low-level wall mounted units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Tiled splashback, Range style oven, Extractor hood, Space for dishwasher and low-level fridge

Dining Room

Tiled flooring, Radiators, Double glazed UPVC surround, Brick base

Conservatory

Tiled flooring, UPVC double glazing to the rear aspect

Bedroom One

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

Bedroom Two

Carpet flooring, Radiators, Double glazed window to the rear aspect, Built-in double wardrobe

Bedroom Three

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

Bathroom

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

Barn

Two level barn with downstairs workshop, Power and lights, Upstairs storage with power, Single side wooden door

Garden Office

Power and Lighting, Insulated, Networked Internet

Garage

Electric roller door, Power and lighting, Radiator, Solar power control unit, Storage

Garage Side Office

Radiator, Double glazed window

Main Store

Power and lighting,

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.



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welcome to

Dereham Road, Watton THETFORD

- Detached Bungalow
- Versatile and Spacious
- Solar Panels and Air Source Heat Pump
- Large Brick Weave Driveway
- Generous Rear Garden

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



offers over
£330,000

Total floor area 172.7 m² (1,858 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 areas), 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.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109043 - 0011

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.

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