



**Angel Close, Watton Thetford IP25 6WW**

**welcome to**

**Angel Close, Watton Thetford**

>>DETACHED HOME! A beautifully presented three-bedroom home on a popular modern development in Watton, offering an open-plan living space, en-suite to the main bedroom, a large enclosed rear garden, garage, and generous driveway parking.



**Entrance Hall**

Carpet flooring, Radiator, Door to the front aspect

**Cloakroom WC**

Wood effect flooring, Corner handwash basin, Low-level WC, Radiator, Frosted double glazed window to the side aspect

**Lounge**

Wood effect flooring, Radiator, Double glazed window to the front aspect, Storage cupboard, Fitted blinds

**Kitchen**

Wood effect flooring, Range of wall-mounted low level units, Complimentary rolled edge worksurfaces, Integrated gas hob, Integrated electric oven, Built-in fridge freezer, Built-in dishwasher, 1.5 sink/drain, Fitted blinds, Radiator, Double glazed French door to the rear aspect, Double glazed window to the rear aspect.

**Utility Room**

Wood effect flooring, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Radiator, Space for washing machine

**First Floor Landing**

Carpet flooring, Loft access, Radiator

**Bedroom One**

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

**En-Suite**

Wood effect flooring, Frosted double glazed window to the rear aspect, Low-level WC, Shower cubicle, Pedestal handwash basin

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

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



**view this property online** [williamhbrown.co.uk/Property/WAT108982](http://williamhbrown.co.uk/Property/WAT108982)

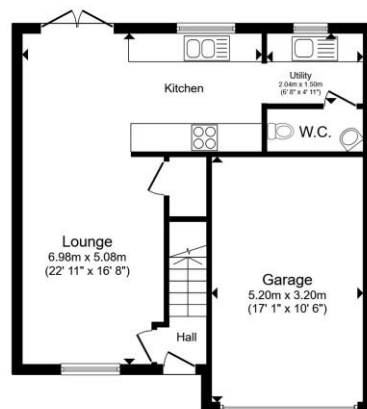


welcome to

## Angel Close, Watton Thetford

- Detached Home
- Open-plan Lounge and Kitchen
- En-suite
- Driveway Parking for Multiple Vehicles
- Spacious Rear Garden

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



Ground Floor



First Floor

offers over  
**£285,000**

Total floor area 100.5 m<sup>2</sup> (1,082 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](http://www.propertybox.io)



Please note the marker reflects the  
postcode not the actual property

view this property online [williambrown.co.uk/Property/WAT108982](http://williambrown.co.uk/Property/WAT108982)



Property Ref:  
WAT108982 - 0003

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



**01953 881951**



[Watton@williambrown.co.uk](mailto:Watton@williambrown.co.uk)



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



[williambrown.co.uk](http://williambrown.co.uk)