



**Stevens Close, Watton Thetford IP25 6EQ**

**welcome to**

**Stevens Close, Watton Thetford**

> > NO ONWARD CHAIN! A three-bedroom detached bungalow, located in the market town of Watton, offered with no chain and boasts the opportunity to improve and modernise. Boasting three spacious bedrooms, large lounge, conservatory, enclosed rear garden, driveway parking and garage, and more!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Porch

Carpet flooring.

### Lounge

21' 6" x 12' 7" ( 6.55m x 3.84m )

Carpet flooring, UPVC double glazed window to front aspect.

### Inner Hall

Carpet flooring, airing cupboard, loft hatch access.

### Cloakroom W.C

Suite comprising low level w.c, vinyl flooring, UPVC double glazed window to side aspect.

### Kitchen

12' 2" x 8' 8" ( 3.71m x 2.64m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, space for appliances, vinyl flooring, UPVC double glazed window to front aspect, UPVC external entrance door to side aspect.

### Conservatory

10' 4" x 9' 4" ( 3.15m x 2.84m )

Of brick and UPVC construction, tiled flooring, external entrance door to side aspect.

### Bedroom 1

12' 2" x 10' 1" ( 3.71m x 3.07m )

Carpet flooring, built-in wardrobe, UPVC double glazed window to rear aspect.

### Bedroom 2

9' x 8' 11" ( 2.74m x 2.72m )

Carpet flooring, built-in wardrobe, door into conservatory.

### Bedroom 3

8' 11" x 8' 11" ( 2.72m x 2.72m )

Carpet flooring, UPVC double glazed window to rear aspect.

### Family Bathroom

Suite comprising shower cubicle, hand wash basin, vinyl flooring, UPVC double glazed window to side aspect.

### Outside

To the front of the property, a brick weave driveway leads up to the property and provides parking for multiple vehicles and access to the garage. A path then leads to the front external entrance door. The front garden is mainly laid to lawn with shrubs providing decorative kerb appeal.

To the rear, a fully enclosed garden is mainly laid to lawn with patio seating area. To the rear of the garage, a lean-to seating area provides privacy and cover for those cosy evenings.

## Garage

17' x 8' 3" ( 5.18m x 2.51m )

Power and light, up and over door to front, side access.

## Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30-minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



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.focalagent.com](http://www.focalagent.com)



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## Stevens Close, Watton Thetford

- Three-bedroom detached bungalow
- NO ONWARD CHAIN
- Garage and driveway
- Delightful location close to town
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108544 - 0003

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