



William Close, Watton Thetford IP25 6BP

welcome to

William Close, Watton Thetford

>> DETACHED HOME!! Featuring a spacious lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. Outside, there is ample off-road parking, a garage, and a private enclosed rear garden with mature planting, a seating area, two sheds and a summer house.



Entrance Hall

Wood effect flooring, Frosted double glazed door and window to the front aspect, Stairs to the first floor, Radiator, storage cupboard

Cloakroom WC

Tiled flooring, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin

Lounge

Carpet flooring, Double glazed window to the front aspect, Double doors to conservatory, Multi-fuel burner

Dining Room

Wood effect flooring, Double glazed window to the rear aspect, Radiator

Kitchen

Wood effect flooring, Double glazed window to the rear and side aspect, Radiator, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, 1.5 ceramic sink/drain, Integrated ceramic hob and oven, Extractor hood, Integrated dishwasher and washing machine, Space for fridge freezer, Boiler cupboard

Conservatory

Tiled flooring, Brick base, Double glazed windows to the rear aspect

First Floor Landing

Carpet flooring, Radiator, loft access

Bedroom One

Carpet flooring, Double glazed windows to the front and rear aspect, Radiators

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Garage

'Up and Over door', Power and lighting

Outside

To the front of the property there is a shingled driveway with parking for multiple cars. To the rear of the property there is an enclosed garden, mostly laid to lawn, with mature trees and shrubs surrounding and a shingled seating area. There are two sheds and summer house. there is a personal door to the garage.

Agent's 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

William Close, Watton Thetford

- Detached Family Home
- Conservatory
- Garage
- Driveway Parking for Multiple Cars
- Spacious Lounge and Separate Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£340,000

Total floor area 91.6 m² (986 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 inspections. Powered by www.propertybox.co.uk

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Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109138 - 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 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.



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