





welcome to

Thetford Road, Watton Thetford

Spacious 3-bed bungalow in Watton with generous living areas, large garden, garage, and modern comforts including double glazing, newly fitted boiler, and built-in appliances.













Entrance Hall

Wooden flooring, two radiators, UPVC window to the front aspect

Cloakroom

Low level WC, pedestal handwash basin, frosted window to the rear aspect

Lounge

20' 7" x 14' 5" (6.27m x 4.39m)

Carpet flooring, radiator, gas central fireplace, door to conservatory, UPVC double glazed window to the side aspect

Dining Room

14' 5" \times 11' 6" ($4.39m \times 3.51m$) Wooden flooring, bay UPVC window to the front aspect, radiator, serving hatch

Reception Room 3

20' 6" \times 16' 7" (6.25m \times 5.05m) Wood effect flooring, French door to the rear

Kitchen

14' 5" x 9' 9" (4.39m x 2.97m)

Tiled flooring, built in dishwasher, inset sink, range style cooker, extractor hood, range of wall mounted low-level units, complimentary work surfaces, window dual aspect, space for fridge-freezer

Utility Room

7' 2" x 6' 2" (2.18m x 1.88m)

Space for tumble dryer, inset 1.5 sink, window to the rear aspect, boiler fitted end of Jan 2025

Conservatory

8' 3" x 10' 6" (2.51m x 3.20m) Carpet flooring, UPVC all around, brick foundations

Hallway

carpet flooring, radiator, window to the side aspect, storage cupboard

Bedroom 1

11' 5" x 12' 7" (3.48m x 3.84m) Carpet flooring, radiator, bay window, built in wardrobe

Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m) carpet flooring, radiator, two built in wardrobes, UPVC window to the side aspect



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 orients 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, omissior must rish upon its own inspection(s). Powered by www.focalagent.com

Bedroom 3

10' 2" x 8' 9" (3.10m x 2.67m)

Carpet flooring, double glazed UPVC window to the side aspect, built in wardrobe

Bathroom

Four piece suite comprising of; low-level WC, vanity handwash basin, shower, panelled bath, wall-mounted heated towel rail, frosted window to the rear

Outside

Brick weave patio, laid to lawn, large garage with side access door, wooden shed, enclosed flower beds, greenhouse - Garage measurements (23' 6" (7.3m) x 12'(3.7m)





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- Three Spacious Bedrooms
- Modern Kitchen with Built-in Dishwasher
- Newly Fitted Boiler
- UPVC Double-Glazed Windows Throughout
- Detached Garage and Private Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000









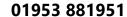
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