



Guide Price £350,000

3 Bedroom Bungalow for sale

88 Thetford Road, Watton, Thetford



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## Overview

Enhance your day-to-day in this modern bungalow boasting a spacious frontage and mature south-facing garden. Full of bright spaces on a roomy plot within the popular market town of Watton, let us discover more about how this chain-free home can benefit you...



## Key Features

- No Onward Chain
- Detached Bungalow by Hopkins Homes
- Good-Sized South-Facing Garden with Mature Shrubs and Fruit Trees
- Bathroom, Ensuite Shower Room and Ample Built-In Storage Throughout
- Bright Spaces and Freshly Laid Carpet Throughout
- Single Garage and Ample Driveway Parking
- Walking Distance to Local Tesco Store, Market, Shops and Eateries
- Centred a 20-minute Drive from Thetford Forest, Multiple Market Towns and Easy Reach of Transport Links





Welcome to Thetford Road, Watton. This 2015 build by renowned Hopkins Homes has been a much-loved abode since new. Secluded on the edge of a small and tranquil development, within walking distance of all local amenities, you will feel buffered from the outside world.

Greeted by an ample frontage, rarely available with modern homes, there is comfortable parking and a single garage well-placed for the everyday. A storm porch leads into a roomy hallway complete with storage. From here, a logical layout sets living spaces to one side and bedrooms to the other, with no dark and cramped corridors to contend with. Boasting freshly laid carpets throughout and a clear footprint, it's easy to imagine how this home will work for you.

The garden showcases a nurtured and mature space where many a day has been spent soaking up the sunshine and observing the seasons. Complete with a centrally placed sunroom off the kitchen-breakfast room, this garden can be enjoyed from the indoors too. Or, seated under the awning with a good beverage and book.

Walking distance to local amenities, shops and eateries, you are only a stroll or quick drive from daily essentials and social events. The local market is every Wednesday, and the annual Wayland Agricultural Show is a fun event to look forward to – both strong links to Watton's reaching history. Wymondham and Attleborough are a 20-minute drive providing train links to Norwich, Cambridge and London. The great Thetford Forest is also a short distance away.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: [///tastings.melts.change](https://www.what3words.com/#!/tastings.melts.change)



**Kitchen-Breakfast Room**

14' 1" x 9' 2" (4.30m x 2.80m)

Vinyl flooring, double-glazed window with roller blind, tiled splashback, fitted base and wall-mounted units, integrated double electric oven, newly fitted gas hob, extractor hood and washing machine, freestanding fridge-freezer, coving, hardwired ceiling light, multiple sockets and radiator.

**Lounge Diner**

20' 0" x 18' 4" (6.10m x 5.60m)

Newly fitted carpet, dual double-glazed windows to the front aspect and double-glazed French doors into the garden (all with curtain rails), two hardwired ceiling lights, coving, TV aerial, consumer unit, multiple sockets and two radiators.

**Sun Room**

9' 10" x 9' 0" (3.00m x 2.75m)

Vinyl flooring, 2015 addition, double-glazed and ceiling light.

**Bedroom One**

12' 7" x 12' 3" (3.85m x 3.75m)

Newly fitted carpet, double-glazed with curtain rail and curtains, built-in double wardrobe, multiple sockets, radiator, coving, TV aerial, ceiling light and loft access.

**Ensuite Shower Room**

5' 10" x 5' 8" (1.80m x 1.75m)

Vinyl flooring, corner shower tray with glass doors and tiled walls, wash hand basin with tiled splashback, toilet, coving, ceiling light and radiator.

**Bedroom Two**

11' 1" x 8' 6" (3.40m x 2.60m)

Newly fitted carpet, double-glazed window with curtain rail and curtains, coving, hardwired ceiling light, built-in wardrobe, multiple sockets, TV aerial and radiator.

**Bedroom 3**

8' 6" x 6' 6" (2.60m x 2.00m)

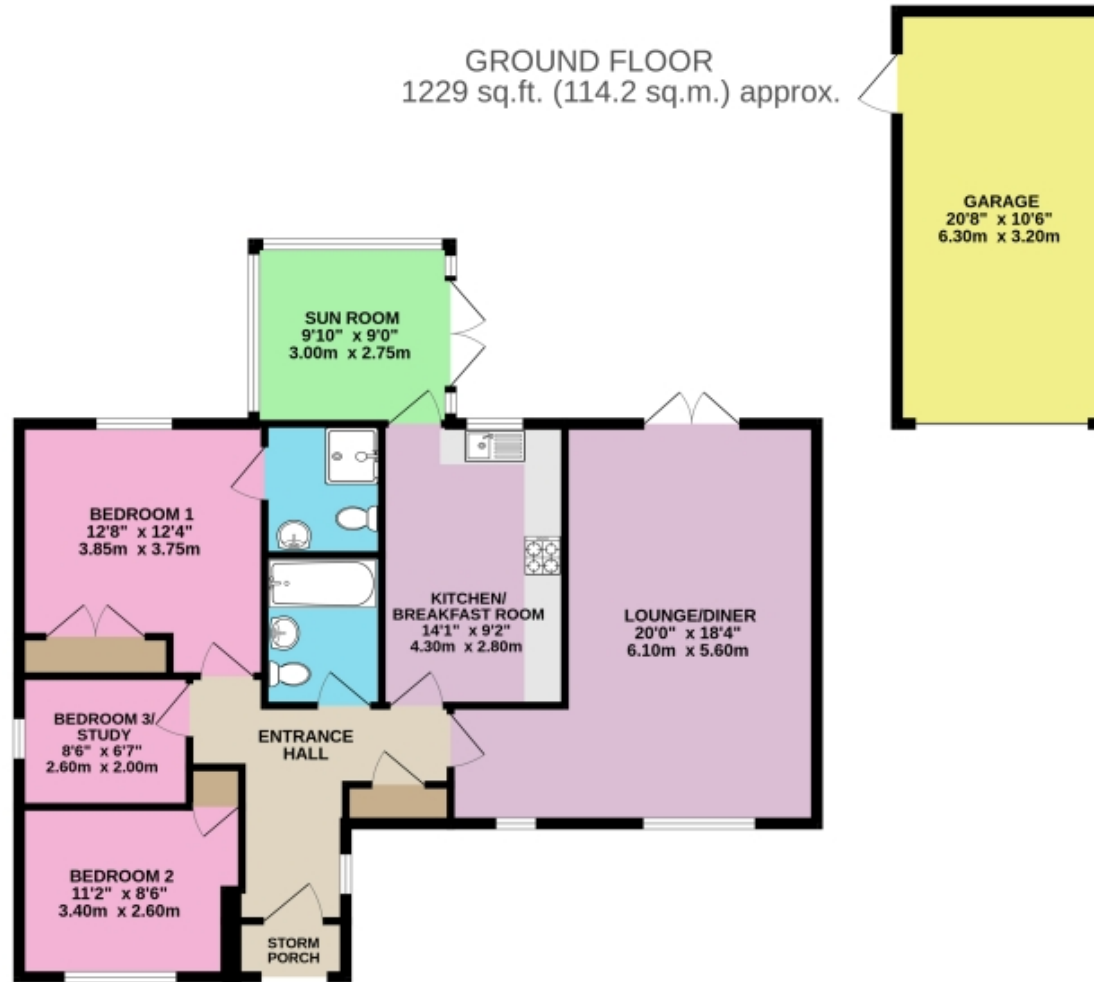
Newly fitted carpets, double-glazed window with curtain rail and curtains, coving, multiple sockets, TV aerial, ceiling light and radiator.

**Bathroom**

7' 6" x 5' 10" (2.30m x 1.80m)

Vinyl flooring, bath with shower nozzle, half wall tiling, wash hand basin, toilet, ceiling light, coving, shaver socket and radiator.

# Floorplans

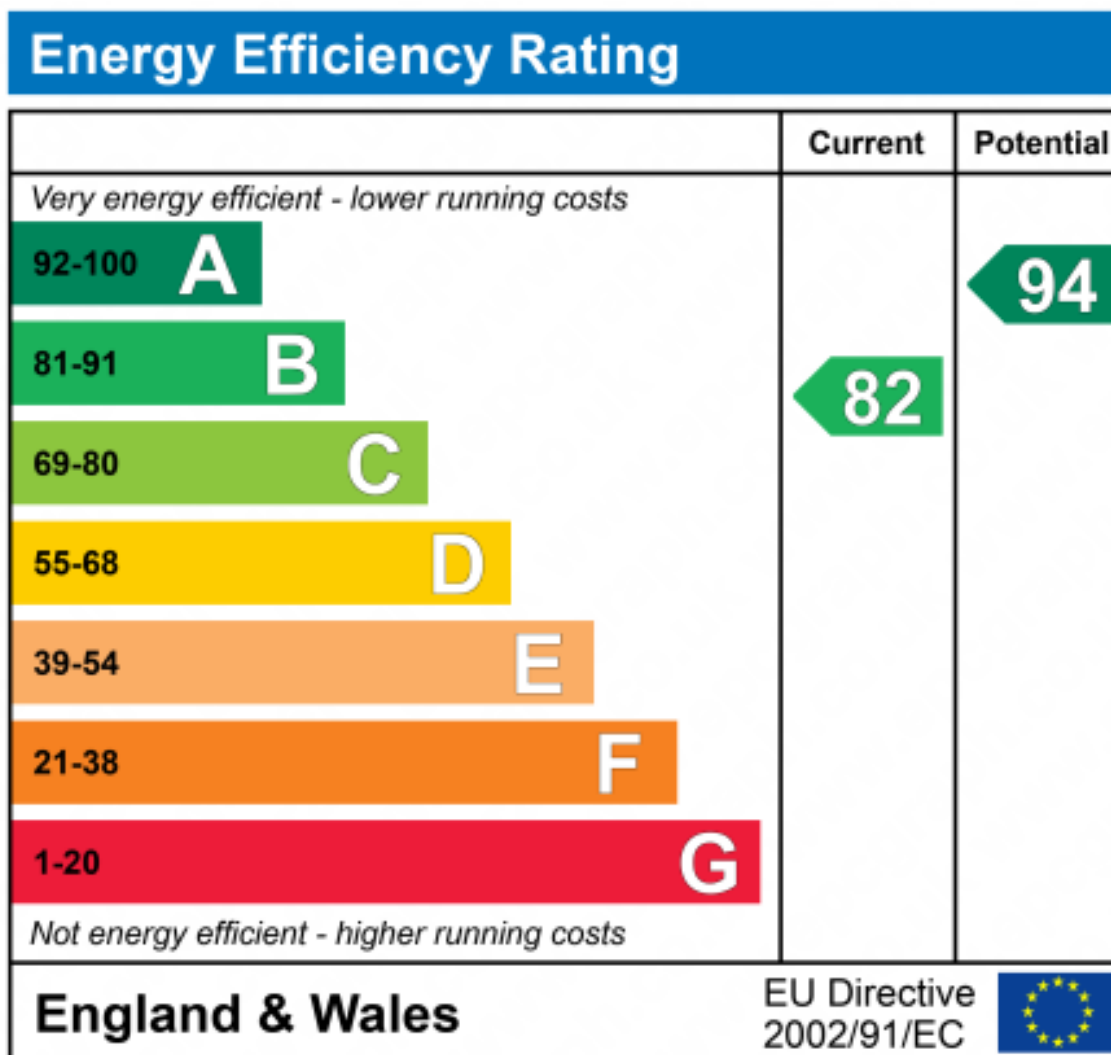


DETACHED 3-BEDROOM BUNGALOW

TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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