



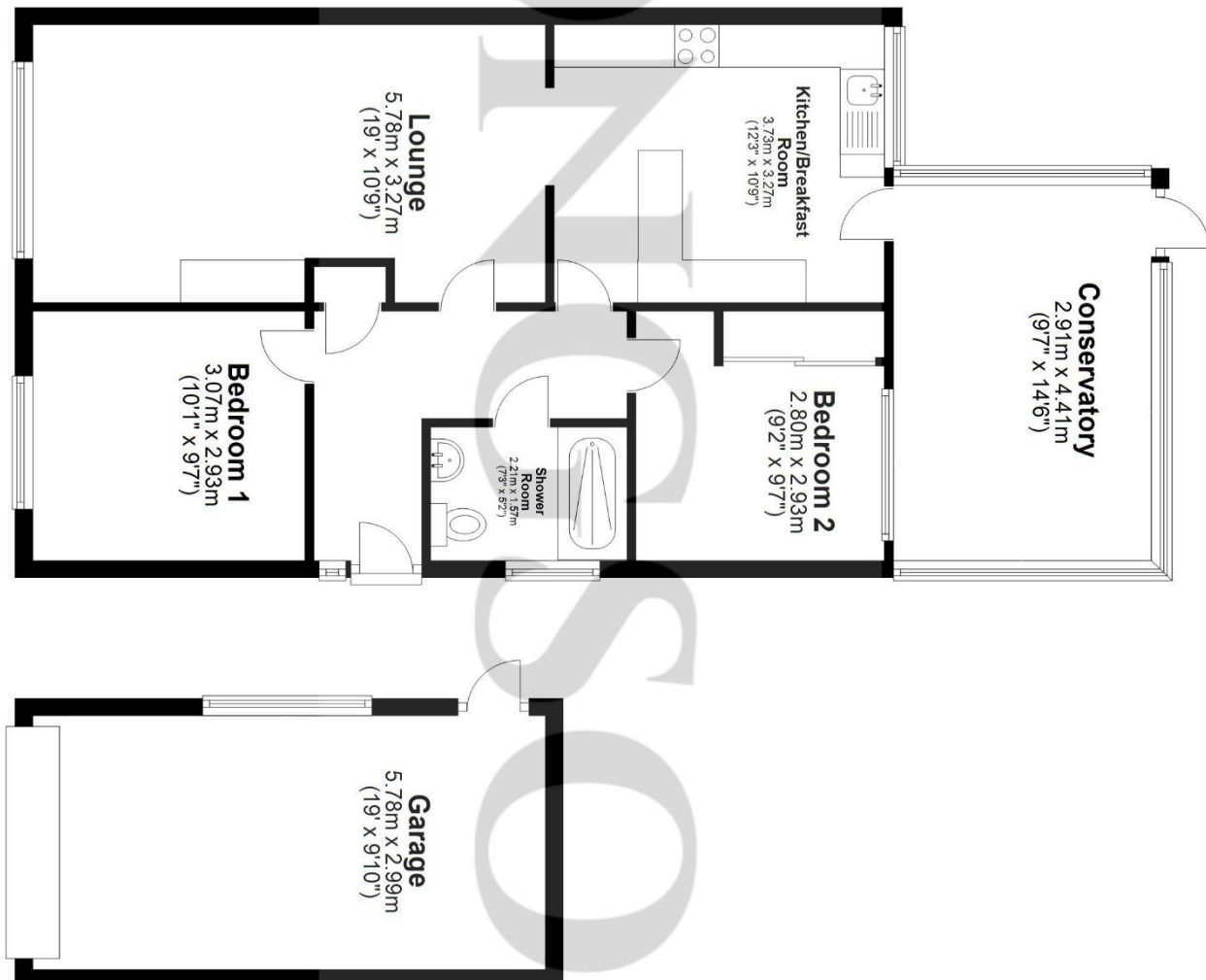
## 8 Walnut Grove, Watton, Thetford, IP25 6EY

A superbly presented two bedroom detached bungalow, boasting modern living accommodation that has been recently renovated with a fitted kitchen, family shower room and conservatory. Outside boasts a large gravelled driveway, garage and delightful rear gardens enjoying a summerhouse!

**Price £290,000 Freehold**

### Ground Floor

Approx. 91.0 sq. metres (979.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.







Welcome to this charming two bedroom detached bungalow, recently renovated and located in the popular market town of Watton. This stunning home offers modern living accommodation with a spacious lounge with a feature fireplace and wood burner, a stylish fitted kitchen with appliances, conservatory, two good-sized bedrooms and a neatly appointed shower room. Heated via gas fired central heating system and UPVC double glazed windows throughout for added warmth and comfort.

Outside provides ample off road parking on the driveway leading up to the garage with power and light connected – perfect for extra storage or hobbies. The delightful rear gardens include lawned areas along with greenhouses and summerhouse providing the perfect setting for outdoor entertaining!

Conveniently located within easy reach of amenities such as doctors surgery, supermarket, school and bus routes - so you have all you need right at your doorstep! This superbly presented

property is sure to be popular so don't miss out – book your viewing today!

#### WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles  
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; 'wat' being the local dialect word for hare, and 'ton' for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

#### Entrance Hall

UPVC external entrance door to side aspect, loft access, tiled flooring, radiator.

#### Lounge

**19'0" (5.79m) x 10'9" (3.28m)**

Feature fireplace with inset multi fuel wood burner, brick surround and tiled hearth, UPVC double glazed window to front aspect, radiator.

#### Kitchen

**12'3" (3.73m) x 10'9" (3.28m)**

A full range of shaker style wall and floor mounted fitted kitchen units complemented with a work surface over, breakfast bar, stainless steel sink and drainer with mixer tap, integrated electric double oven, ceramic hob with extractor fan over, tiled splashback, space for dishwasher and washing machine, space for fridge freezer, laminate flooring, UPVC double glazed window and door opening to rear aspect.

#### Conservatory

**14'6" (4.42m) x 9'7" (2.92m)**

Of brick and UPVC construction, tiled flooring, electrical points, door opening to rear garden, radiator.

#### Bedroom One

**10'1" (3.07m) x 9'7" (2.92m)**

UPVC double glazed window to front aspect, radiator.

#### Bedroom Two

**9'7" (2.92m) x 9'2" (2.79m)**

Fitted wardrobes providing storage space, radiator, UPVC double glazed window to rear aspect, radiator.

#### Shower Room

Double walk in shower unit with electric shower over, fully tiled splashbacks and surrounds, heated towel rail, UPVC double glazed obscured window to side aspect, WC, wash basin with storage under, tiles to floor.

#### Outside Front

To the front of the property there is a gravelled low maintenance garden and driveway providing off road parking for

several vehicles. The driveway leads to the garage with power and light connected. An access gate leads to the well-tended rear gardens.

#### Rear Garden

The garden provides various areas of interest including a greenhouse, large shed, patio area with pergola, a summer house ideal for enjoying the summer months and various stocked flower beds. The garden enjoys a good degree of privacy.

#### Garage

**19'0" (5.79m) x 9'10" (3m)**

With electric roller door, power and light connected, side access door.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Guide Price £290,000-£310,000
- Detached Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Shower Room
- Off-Road Parking
- Garage
- Gas Central Heating
- UPVC Double Glazing

