

35 Charles Avenue, Watton

Thetford

Minors & Brady

Situated within easy reach of Watton town centre in Watton, this detached two-bedroom bungalow offers spacious accommodation and excellent potential. The property is well positioned for access to local amenities while enjoying a residential setting. Internally, the layout includes a kitchen/breakfast room, conservatory, two bedrooms and a family bathroom. The bungalow would benefit from modernisation, providing an ideal opportunity for buyers to update to their own taste. Externally, there are gardens to the front and rear offering scope for improvement and landscaping. A garage and off-road parking add practicality and convenience. Further benefits include gas central heating and UPVC double glazing.

- Conveniently situated within easy reach of Watton town centre in Watton, offering good access to local shops, amenities and everyday services
- A detached two-bedroom bungalow providing a private setting and a practical single-storey layout
- Generous room proportions throughout, creating a spacious feel and flexibility for future alterations if required
- Kitchen/breakfast room with space for dining, offering clear potential for updating and modern redesign
- Conservatory to the rear providing additional reception space and views over the garden
- Two well-sized bedrooms suitable for a range of buyers, including downsizers or those seeking single-level living
- Family bathroom serving the accommodation, with scope for refurbishment to contemporary standards
- Gardens to both the front and rear, offering outdoor space with potential for landscaping improvements
- Garage and off-road parking providing practical storage and convenience









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Watton, Thetford

The Location

Situated in the charming market town of Watton, this property offers residents the best of small-town living with convenient access to everyday amenities. Watton is known for its welcoming community, historic market square, and a variety of local shops, supermarkets, cafes, and restaurants, making daily life easy and enjoyable.

Families benefit from access to well-regarded schools, including Watton Primary School and Wayland Academy, both within a short distance.

The town also has a range of leisure and community facilities, including sports clubs, parks, and local events that foster a strong sense of community. For commuters, Watton provides excellent transport links: the B1108 offers direct routes to Norwich (approximately 23 miles away) and Thetford (around 15 miles away), while reliable bus services connect residents to nearby villages and towns.

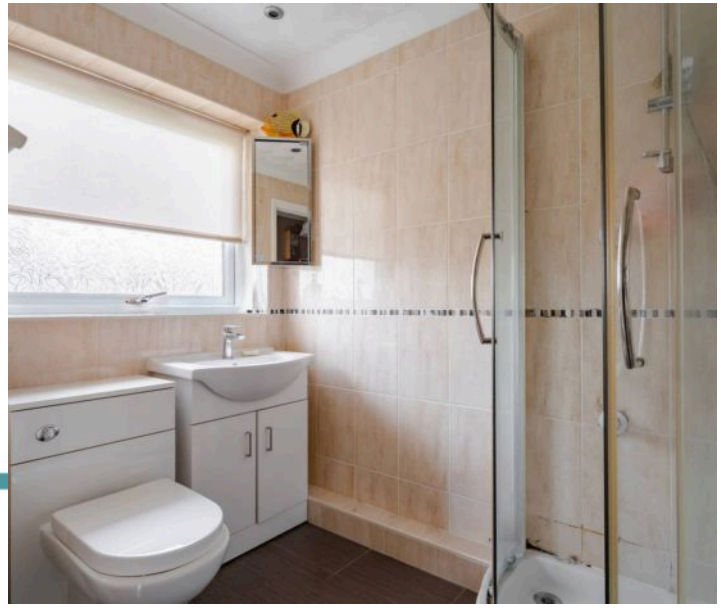
The surrounding countryside offers scenic walking and cycling opportunities, making it an appealing location for those who enjoy outdoor activities.

Charles Avenue, Watton

Conveniently situated within easy reach of Watton town centre in Watton, this spacious detached two-bedroom bungalow presents an excellent opportunity for buyers seeking a home they can update and personalise.

M&B







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Offering generous accommodation throughout, the property is ideal for those looking to undertake modernisation while benefiting from a well-proportioned layout and a desirable location close to local amenities.

The accommodation comprises a kitchen/breakfast room with ample space for dining, providing a practical hub of the home with scope for refurbishment and reconfiguration if desired.

A conservatory extends the living space and offers pleasant views over the garden, creating a light-filled area suitable for relaxing or entertaining. There are two well-sized bedrooms and a family bathroom, all of which would benefit from updating to meet contemporary tastes.

Externally, the property features established gardens to the front and rear, offering outdoor space with potential for landscaping improvements. A garage and off-road parking provide useful storage and convenience. Further benefits include gas central heating and UPVC double glazing.

Requiring modernisation throughout, this detached bungalow represents a fantastic opportunity for buyers looking to add value and create a comfortable home in a popular and accessible location.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

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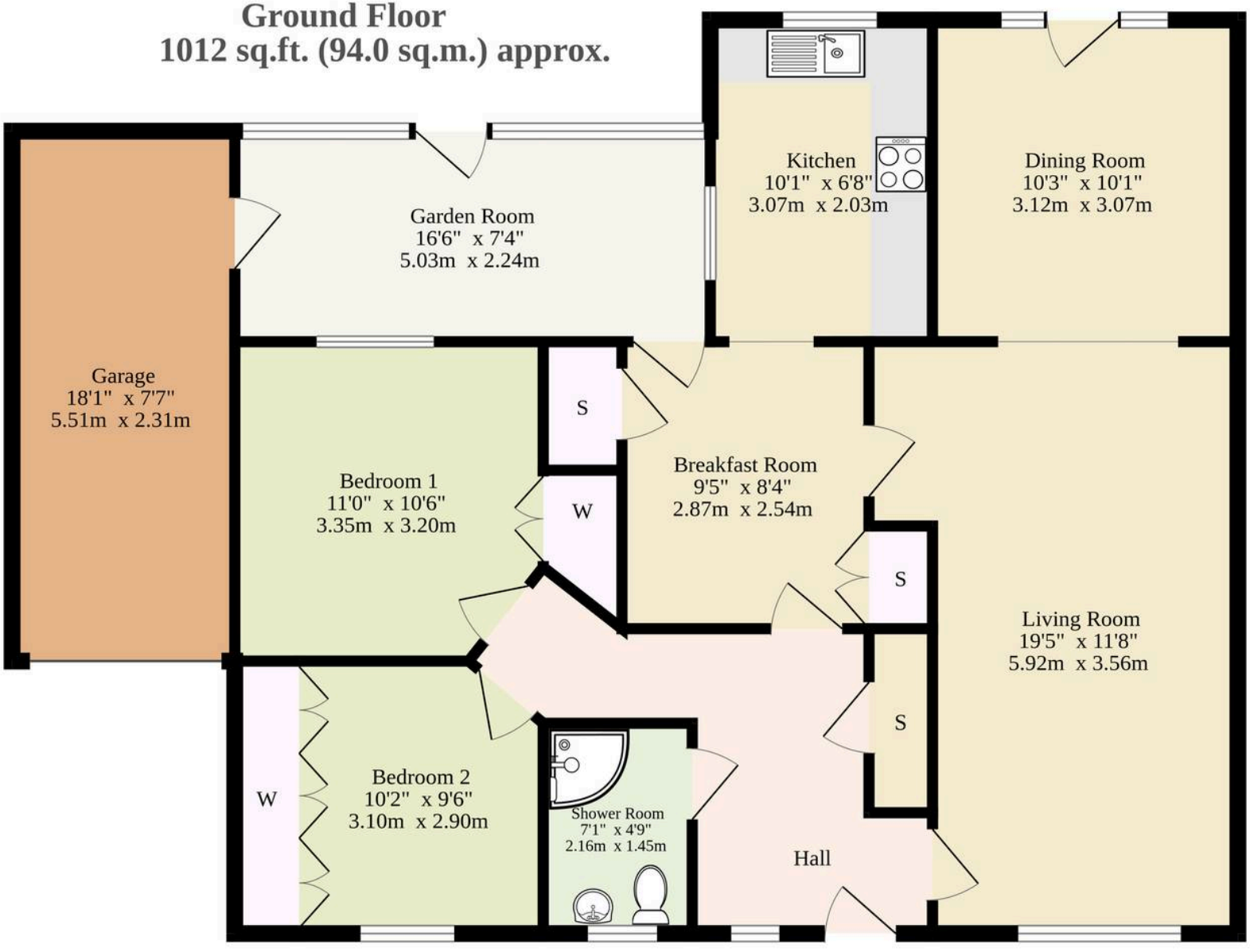
Ground Floor
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Minors & Brady

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