



Washington Drive, Watton - IP25 6GY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Washington Drive

Watton, Thetford

Offered in IMMACULATE CONDITION, various upgrades have been completed including BESPOKE MADE SHUTTERS to all windows, a NEWLY FITTED KITCHEN complete with INTEGRATED APPLIANCES and a 2024 FITTED GAS fired central heating BOILER. Built in 2011 the current owners have lovingly maintained the property and internally it offers a welcoming ENTRANCE HALL with CLOAKROOM, a NEWLY FITTED KITCHEN/DINING ROOM, and 15' DUAL ASPECT SITTING ROOM with FRENCH DOORS onto the garden. On the first floor, THREE BEDROOMS, FAMILY SHOWER ROOM and an EN-SUITE SHOWER ROOM to the largest of the rooms with BUILT-IN WARDROBES can be found. Externally, the rear garden has been completely LANDSCAPED providing an easily maintained but welcoming garden with pleasant PATIO AREA and MATURE SHRUBS. Via the back gate you will also find TWO ALLOCATED OFF ROAD PARKING SPACES.



Council Tax band: B

Tenure: Freehold

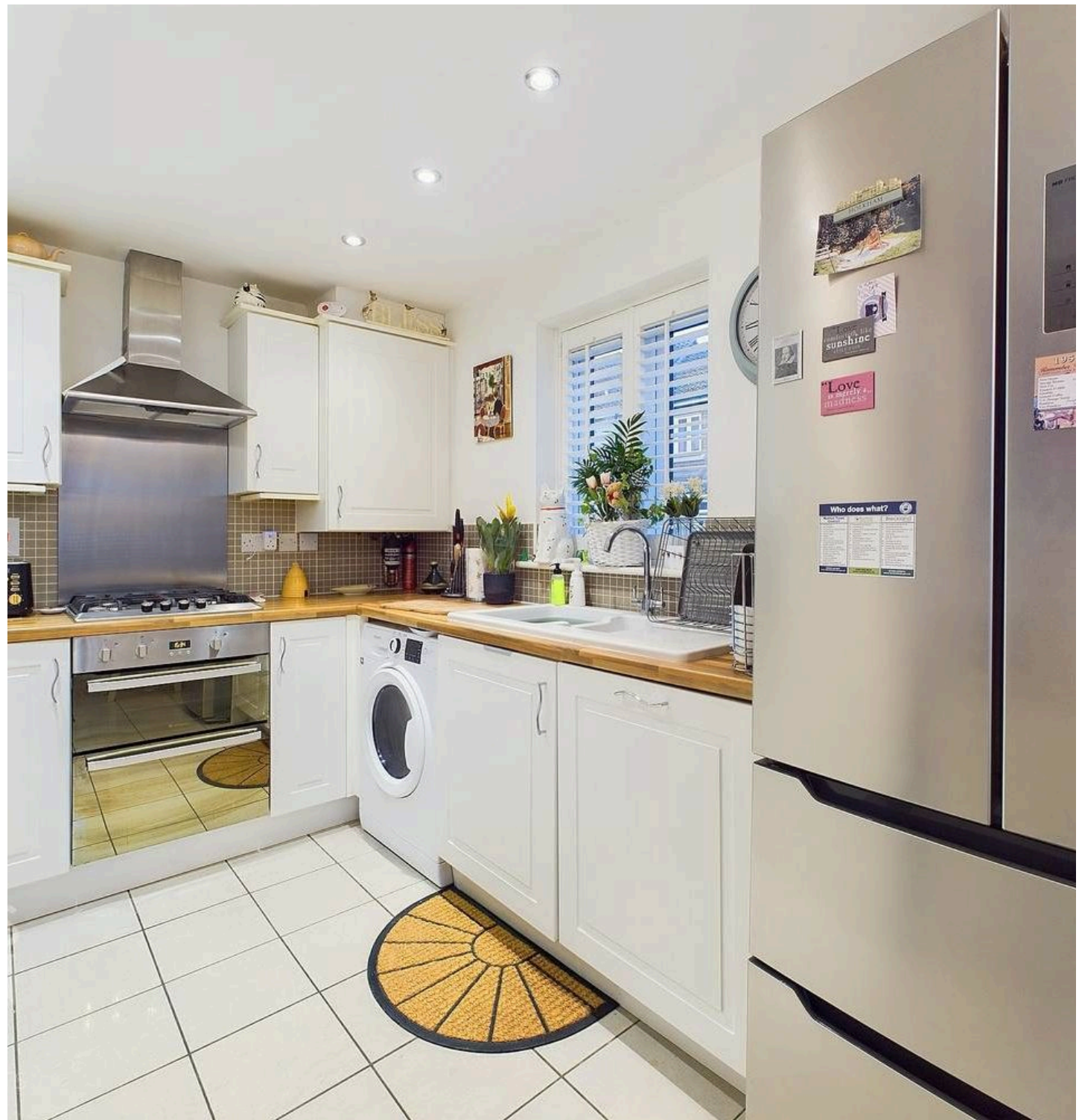
EPC Energy Efficiency Rating: C

- Semi-Detached Family Home
- Located Opposite Green Space
- New Gas Boiler In 2024
- Kitchen With Integrated Appliances
- Three Bedrooms
- En-Suite, Family Bathroom & Cloakroom
- Parking for Two Cars
- Private Landscaped Rear Garden

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

SETTING THE SCENE

The property is located opposite a green creating privacy and greenery to the front with an extremely attractive planting border surrounding the side and rear of the home complete with colourful mature shrubs and hedges lovingly maintained by the current owners leading towards the front door with a tiled and pitched awning above.



THE GRAND TOUR

Wooden effect flooring is fitted within the central lobby as you enter with the ideal space to take off coats and shoes where all living accommodation can be accessed as well as stairs for the first floor and two piece ground floor WC with low level radiator and tiled flooring. Turning to your right you will find yourself within the kitchen complete with ceramic tiles and a range of wall and base mounted storage set around wooden effect work surfaces which give way to integrated appliances including a newly fitted dishwasher with dual ovens and four ring gas burner hob with extraction above plus 2024 fitted boiler tucked within the corner of the kitchen. The rest of the floor space allows room for a large American style fridge freezer with breakfast table seating area in front of the uPVC double glazed window fitted with shutter blinds to the front. The sitting room comes in the adjacent side of the home, a well lit dual aspect living area with all carpeted flooring underfoot containing a feature marble electric fireplace and all fitted shutter blinds to windows and doors where French doors take you directly into the rear garden.

The first floor landing splits to take you into all three bedrooms as well as the three piece main shower room suite with tiled flooring underfoot and large walk in shower unit. The two smaller bedrooms come towards the left of the home with the smallest currently functioning as a study however, the carpeted floor space would allow this space to be used as a single bedroom or potential nursery whilst the room sitting next door is slightly larger in size and could accommodate a double bed with additional storage solutions and a side facing window. The largest of the bedrooms comes towards the right hand side of the landing, again with a large carpeted floor space suited to a double bed with built in wardrobes and en-suite shower room with low level radiator.

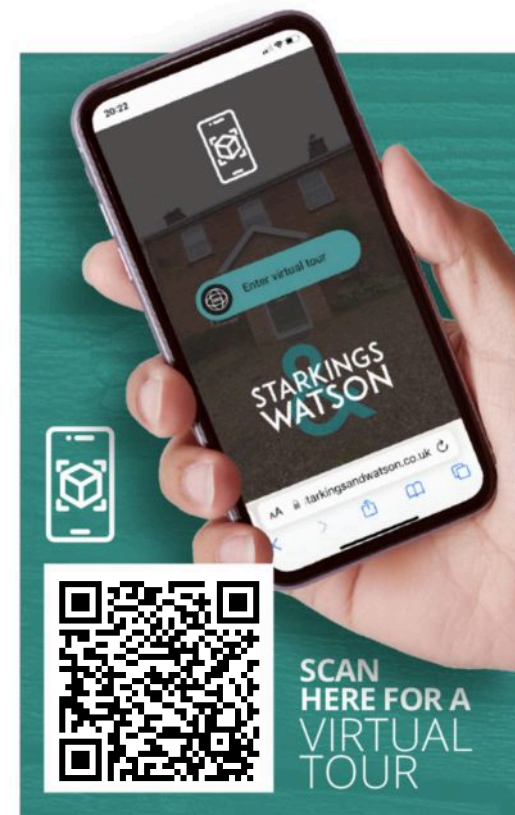
FIND US

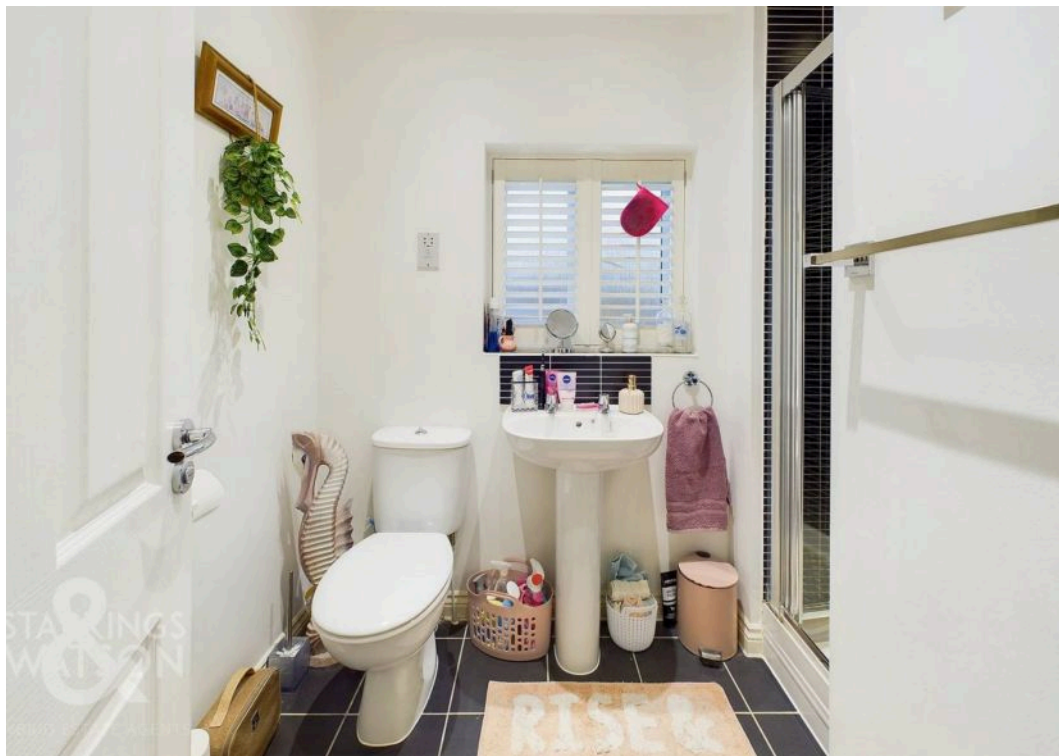
Postcode : IP25 6GY

What3Words : ///shredder.grills.dressings

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state with tall privacy giving timber fencing and brick wall making the space fully enclosed with multiple well maintained planting borders and two timber sheds sat at the very rear. Parking is found behind the property with two allocated spaces coming in a communal car parking space.

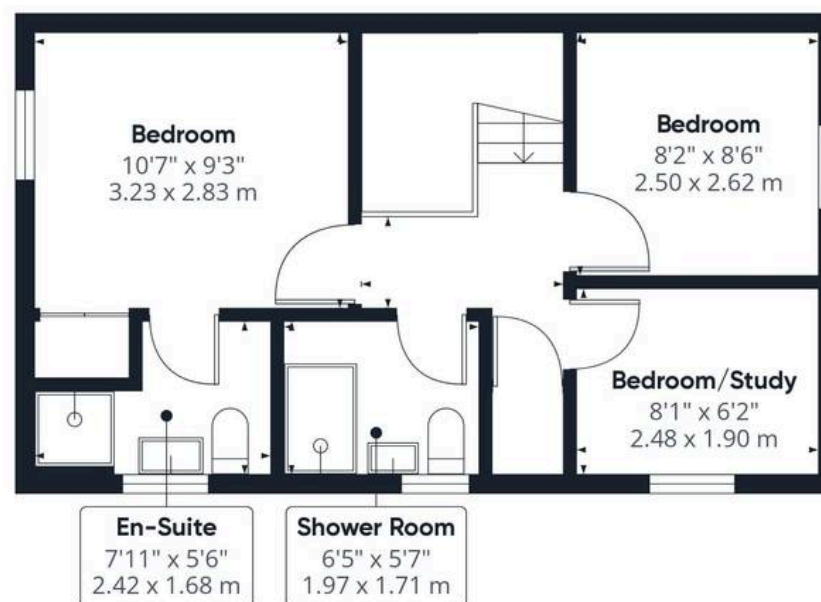
Off street

2 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

719.02 ft²

66.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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