



Edinburgh Close, Watton - IP25 6XJ



Edinburgh Close

Watton, Thetford

Tucked away at the end of a quiet CUL-DE-SAC, this DETACHED HOUSE has been NEWLY EXTENDED and offers a REMODELLED LAYOUT. The property boasts IMMACULATE PRESENTATION throughout, TURNKEY and ready to move in. The HALLWAY ENTRANCE offers stairs rising to the first floor, with a conveniently located W.C. At the end of the hall, The 22' SITTING ROOM is flooded with natural light from FRENCH DOORS and boasts ample room for soft furnishings, whilst double doors open to the separate DINING ROOM. The focal point of the home lies in the 19' OPEN PLAN KITCHEN/BREAKFAST ROOM, boasting a full suite of INTEGRATED APPLIANCES with access to the garage and FRENCH DOORS to the garden. Upstairs, FOUR BEDROOMS are well appointed, including the newly built 22' MAIN BEDROOM, boasting PART VAULTED CEILINGS and fitted wardrobes, complete with a stylish 'wet room' style ENSUITE SHOWER ROOM. A three piece FAMILY BATHROOM services the remaining three bedrooms, including a shower over, catering to the needs of a busy household.



Stepping outside, an INTEGRAL GARAGE and ample DRIVEWAY PARKING can be found to the front. Whilst to the rear, the stunning GARDEN can be found, FULLY ENCLOSED and excellently LANDSCAPED with a PRIVATE OUTLOOK with views over the neighbouring field.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Newly Extended Detached House
- Turnkey & Immaculately Presented Throughout
- End of Cul-De-Sac Position
- 22' Sitting Room & Separate Dining Room
- 19' Open Plan Kitchen/Breakfast Room
- Four Bedrooms
- 22' Main Bedroom & Ensuite Shower Room
- Integral Garage & Driveway Parking

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 can be found set back from the road, at the end of a quiet cul-de-sac, offering a laid lawn frontage bordered with a paved and patio driveway leading up to the garage. The main entrance can be found at the front of the property under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers hard flooring running underfoot, with a conveniently located two piece W.C to the left hand side and stairs rising to the first floor. At the end of the hall, the door opens to the spacious 22' sitting room, with useful under stairs storage found to the left hand side. The room itself enjoys a rear facing aspect with uPVC double glazed windows and French doors flooding the space with natural light. The well proportioned space allows for a range of soft furnishing layouts and storage solutions, whilst adjacent double doors seamlessly transitioning into a separate dining room. Boasting carpeted flooring and space for formal dining. The open walkway leads through to the fully fitted kitchen/breakfast room, offering a suite of integrated appliances including an oven, inset glass electric hob, extractor above, dishwasher and a fridge freezer. Storage is plentiful, with a range of wall and base cupboards surrounding and ample worktop space can be found for food preparation. Garage access can be found to one side, with further space for informal dining utilised from a breakfast bar, whilst further French doors open to the garden.

Ascending the stairs to the galleried first landing, loft access can be found above whilst the door to left opens to the newly built 22' main bedroom, offering part vaulted ceilings ensuring a spacious feel and carpet flooring running underfoot. Plenty of room is available for a large double bed and further furniture, with an inset in the wall, perfect for a wall mounted television.

Large integrated fitted wardrobes with sliding doors to the right lead to the 'wet room' style ensuite bathroom. Including tiled walls and floors, an open walk in shower with a glass splashback and a wall mounted heated towel rail. Three further bedrooms open from the landing, the smallest room enjoying a rear facing aspect perfect for use as a single bedroom or a study. Two further double bedrooms enjoy carpeted flooring, uPVC double glazed windows and radiators. Completing the accommodation, a three piece family bathroom offers a shower over the bath with a glass splashback and vanity storage below the sink.

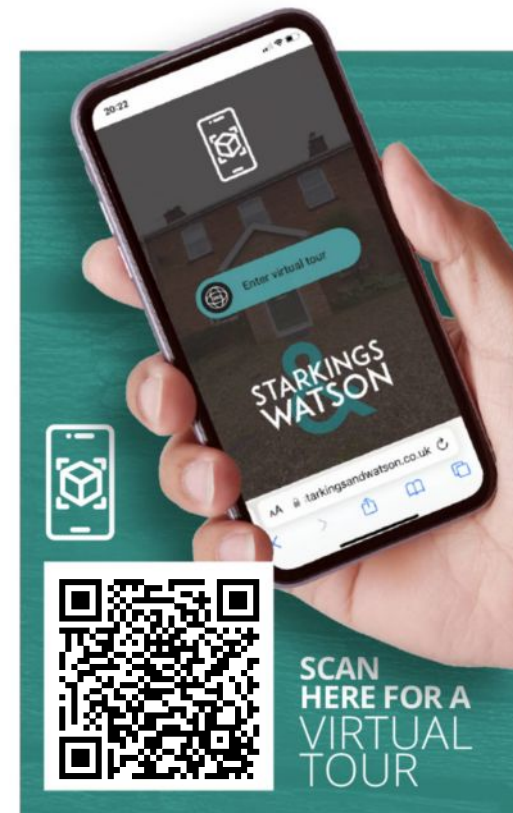
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

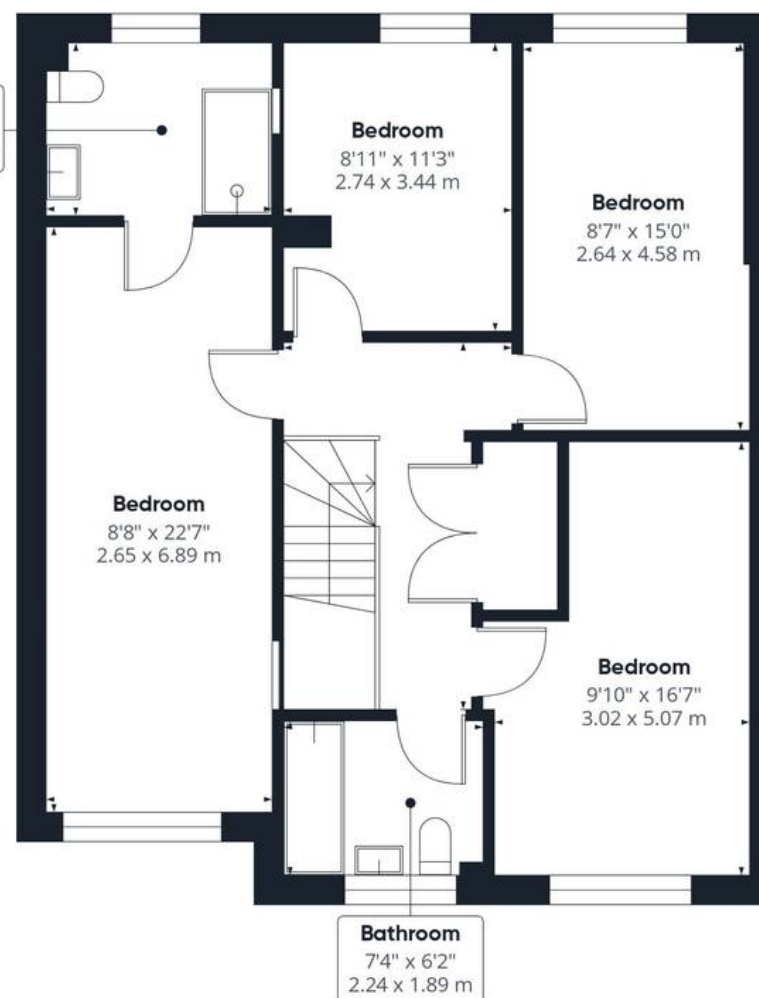
Stepping outside, the private and enclosed garden wraps around the property and is fully enclosed with timber panel fencing. Offering a substantial storage shed to the side with a walkway leading to a flagstone patio space with a pergola above. The main portion of the garden is laid to synthetic grass with wooden sleeper enclosed borders offering a range of well established plantings and trees. The garden offers a private outlook with field views behind beyond.





Ground Floor

En-Suite
8'7" x 6'10"
2.63 x 2.10 m



Floor 1

Approximate total area⁽¹⁾

1612 ft²

149.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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