



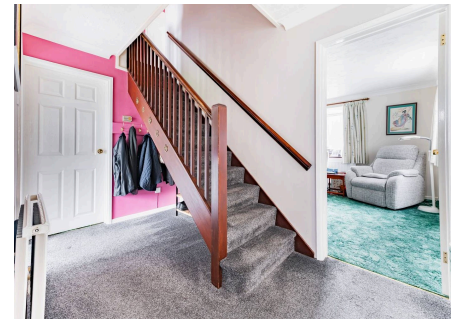
6 Hamilton Close, Watton - IP25 6EX

£250,000 - £260,000 Freehold

Located in a quiet area of Watton, Hamilton Close is a link-detached house with two double bedrooms, one single bedroom, and an upgraded kitchen. The spacious lounge/dining room is filled with natural light, and the modern shower room adds to the home's appeal. Outside, there's a private garden and off-road parking with a driveway and a garage. The house is close to local amenities, schools, and parks, and offers good transport links.

Location

Hamilton Close is a peaceful and desirable location in Watton, offering a quiet residential setting while being close to local amenities. The area is within easy reach of shops, schools, and parks, making it ideal for families. Watton's town centre is just a short distance away, providing a range of services and leisure options. The location also enjoys good transport links, with easy access to nearby towns and major roads, making it a convenient choice for commuters.

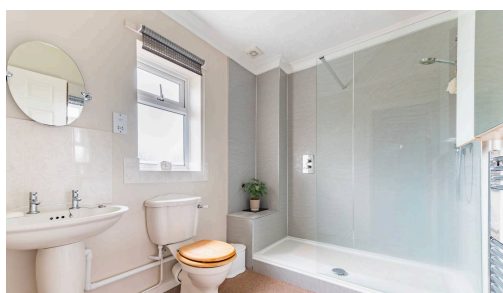
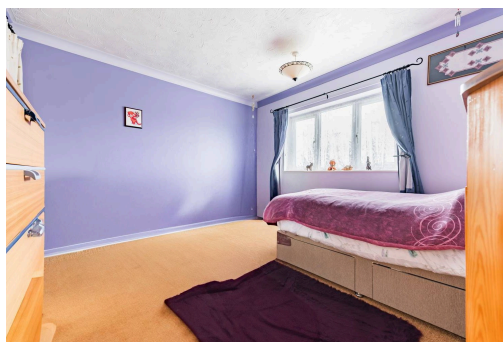


Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity , gas and drainage.

Heating system- Gas Central Heating

Tax Council Band- C



Hamilton Close, Watton

As you step into the entrance hall, you're welcomed by a bright and inviting space with a staircase leading to the first floor.

The lounge/dining room is a generous open-plan area, featuring a fireplace as a focal point. Large windows, including a bay window to the front and additional windows to both sides, allow plenty of natural light to fill the room, creating a cosy and welcoming atmosphere.

The kitchen was updated two years ago and features modern fitted units, providing ample storage and workspace. It is well-equipped with an integrated electric oven, and hob with an extractor hood above. A door leads directly to the enclosed rear garden.

A WC is conveniently located off the hallway, with an obscure glass window to the rear.

Heading upstairs, the landing offers additional built-in storage and provides access to the loft.

The main bedroom is a spacious double with a built-in wardrobe and a window to the front, filling the room with natural light. The second double bedroom also offers a comfortable space with a built-in wardrobe area within the alcove (the original doors are still available if required), and a window overlooking the rear garden. The third bedroom is a well-proportioned single room, featuring a built-in wardrobe and a window to the rear.

The shower room has been modernised and features a large walk-in shower cubicle, a wash basin, and a WC. A towel radiator, tiled splashback, extractor fan, and an obscure glass window to the side aspect complete the space.

Additionally, the property benefits from radiator heating and double glazing throughout.

The enclosed rear garden offers a private and secure outdoor space, with two storage sheds and ample room for outdoor furniture or gardening. A gated access at the rear provides direct entry to the sports centre, playing fields, Loch Neaton, and a children's playground.

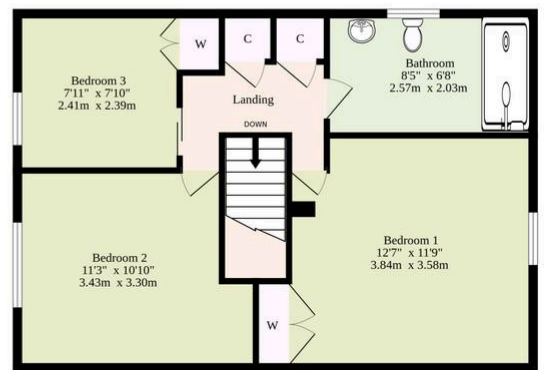
Off-road parking is provided by the garage and driveway. The garage benefits from a remote-controlled motorised door to the front, along with electric light and power.



Ground Floor
633 sq.ft. (58.8 sq.m.) approx.



1st Floor
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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