



38 Pingo Road, Watton

In Excess of £375,000

# 38 Pingo Road

Watton, Thetford

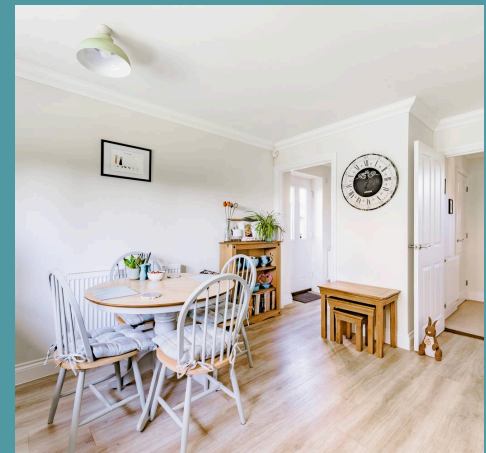
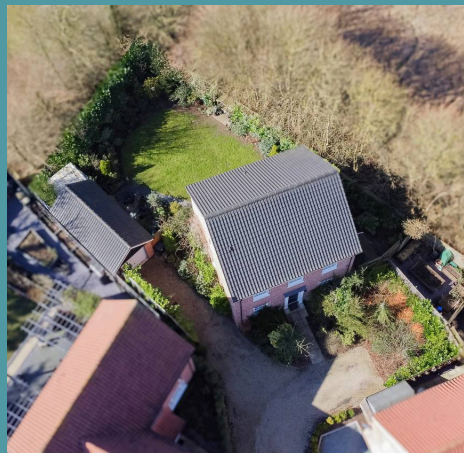
Discreetly positioned on a peaceful corner plot along Pingo Road, this exceptional four-bedroom detached home offers the perfect family living set-up. Built by the highly regarded Hopkins Homes in 2019, it benefits from the remainder of the 10-year NHBC guarantee, ensuring long-term quality. The spacious layout includes a stylish kitchen, a separate dining room, and a welcoming lounge that opens to a private, tree-surrounded garden. With four generously sized bedrooms, including a master suite with an en-suite. A gravel driveway, detached garage, and fully enclosed garden further elevate the property's appeal, making it the ideal choice for those seeking a quiet setting with easy access to Watton's amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## 38 Pingo Road

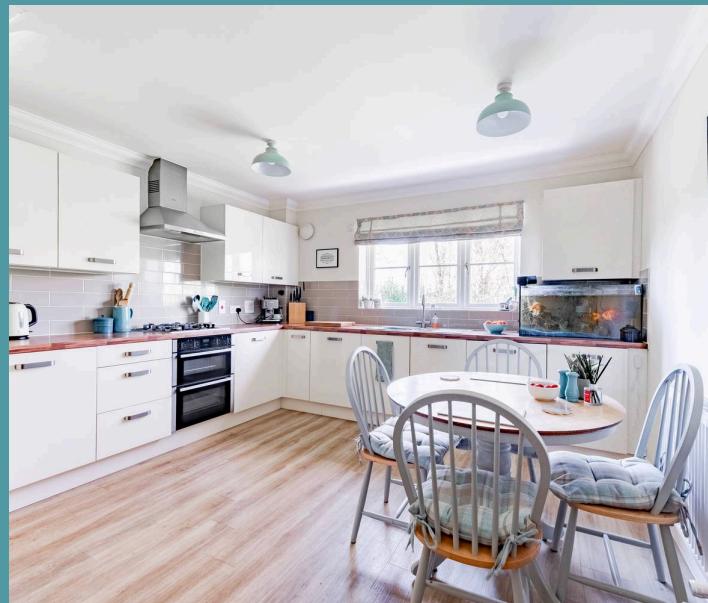
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### The Location

Located on Pingo Road in the vibrant market town of Watton, is just a short stroll from the bustling town centre, where residents have access to an excellent range of local amenities, including independent shops, supermarkets, inviting cafés, and restaurants to suit all tastes. Families will appreciate the close proximity to well-regarded schools, such as Watton Primary School and Wayland Academy, both within easy reach of the property.

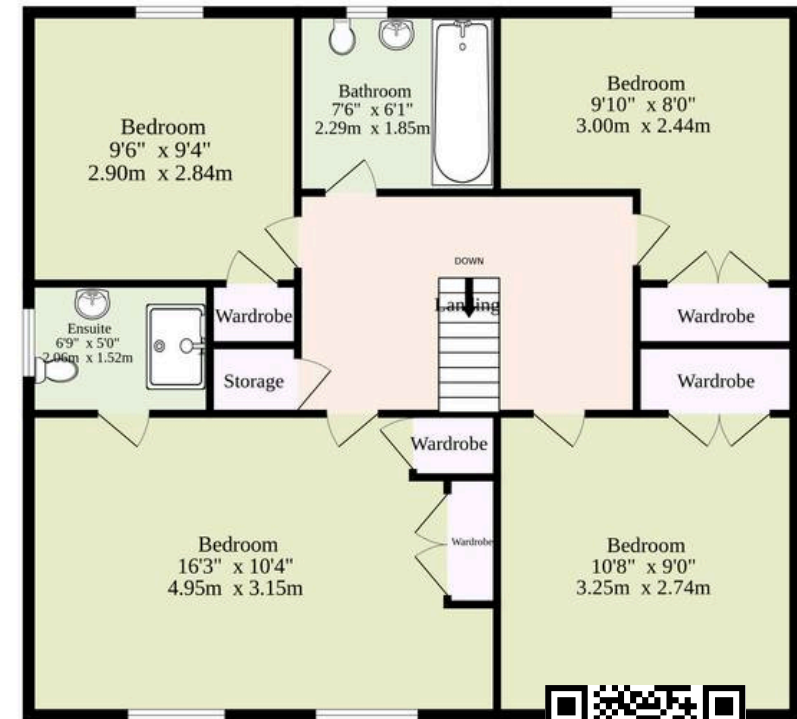
For those who commute, this location is ideal, offering excellent transport links. The B1108 provides straightforward routes to Norwich, approximately 23 miles away, and Thetford, roughly 15 miles away, while reliable bus services connect Watton to nearby villages and towns, ensuring easy travel. With this home, you'll enjoy



Ground Floor  
908 sq.ft. (84.4 sq.m.) approx.



1st Floor  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 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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