



## 10 Horseshoe Close, Watton - IP25 6YF

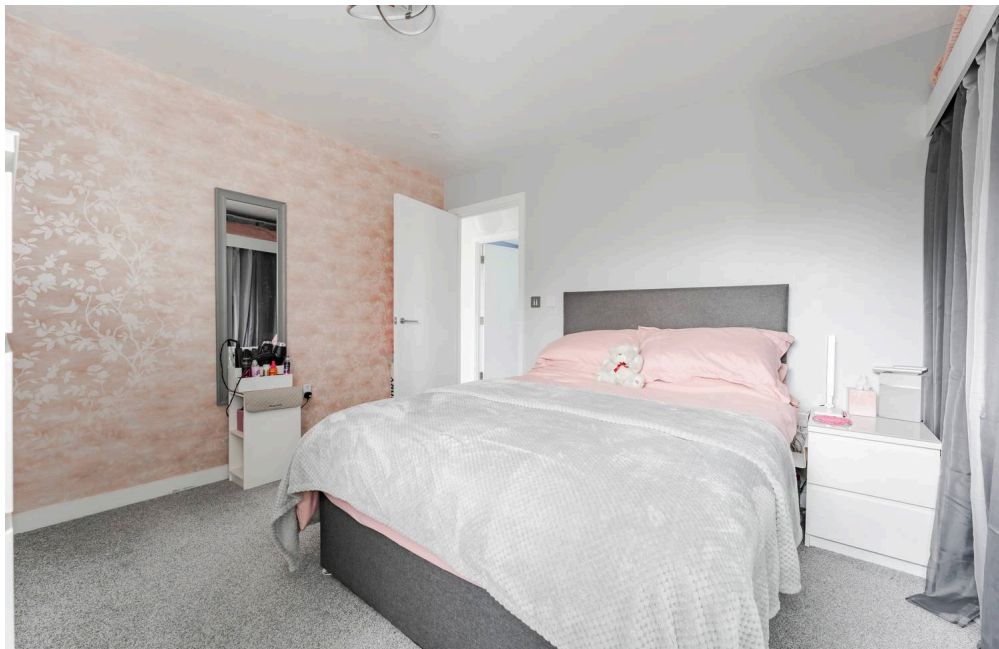
£290,000 Freehold

Situated on a corner plot within a peaceful neighbourhood, this immaculate three-bedroom detached house offers a turnkey-ready living experience, ideal for those seeking a modern and eco-friendly home. Featuring a master bedroom with an ensuite, two reception areas, solar panels, a private enclosed rear garden, and off-road parking with two spaces and a garage, this property is within easy reach of various local amenities, including a medical centre, schools, and leisure facilities.



## Location

Horseshoe Close is located in the popular market town of Watton, offering a wide range of amenities, including supermarkets, independent shops, cafes, and restaurants. The town also has a medical centre, schools, and leisure facilities, making it a convenient and practical place to live. Surrounded by the beautiful Norfolk countryside, Watton provides plenty of opportunities for outdoor activities, including scenic walks and cycling routes. Excellent road links connect the town to nearby Thetford, Dereham, and Norwich, making it an ideal base for commuters and those looking to explore the region.



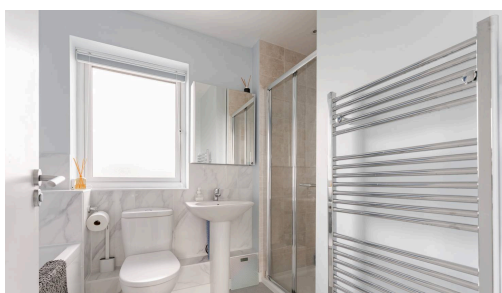
## Agents notes

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

Restrictive covenants apply to the drains at the rear of the property.

Heating system- Gas Central Heating

Council tax Band- C





## Horseshoe Close, Watton

Stepping into the property, you are greeted by a welcoming hallway leading to a conveniently located WC, providing practicality for everyday living.

Continuing through, the lounge features a stylish accent wall with modern wallpaper and French doors that open to the outside, allowing plenty of natural light to flow through.

The kitchen is fitted with stylish cupboards and wood-effect countertops, creating a contemporary yet practical space. This well-sized area opens up to a bright dining room with a door leading outside, perfect for easy access to the garden while entertaining.

Make your way upstairs to find three thoughtfully designed bedrooms, two of which are generously sized doubles with recess cupboards, offering ample storage solutions. A single bedroom provides versatile accommodation, ideal for a child's room, home office, or study. The master bedroom boasts an ensuite with a shower, adding a touch of convenience and privacy.

Completing the upper level is a family bathroom equipped with both a bath and a shower, finished with partly tiled marble effect walls for a touch of sophistication.

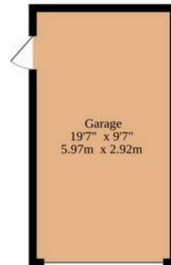
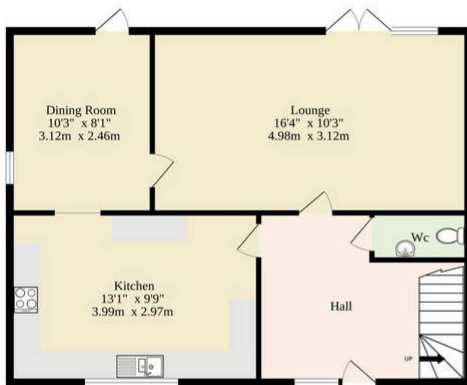
The property benefits from triple glazing throughout, ensuring energy efficiency and noise reduction, along with eco-friendly solar panels that generate additional income through a feed-in tariff.

Outside, the private enclosed rear garden offers a peaceful space, featuring a well-maintained lawn and a paved seating area, perfect for outdoor relaxation and entertaining.

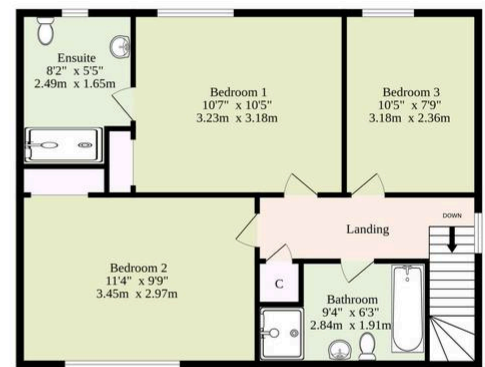
Off-road parking is provided by two parking spaces along the driveway, complemented by additional parking available in the single garage.



Ground Floor  
686 sq.ft. (63.7 sq.m.) approx.



1st Floor  
412 sq.ft. (38.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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