

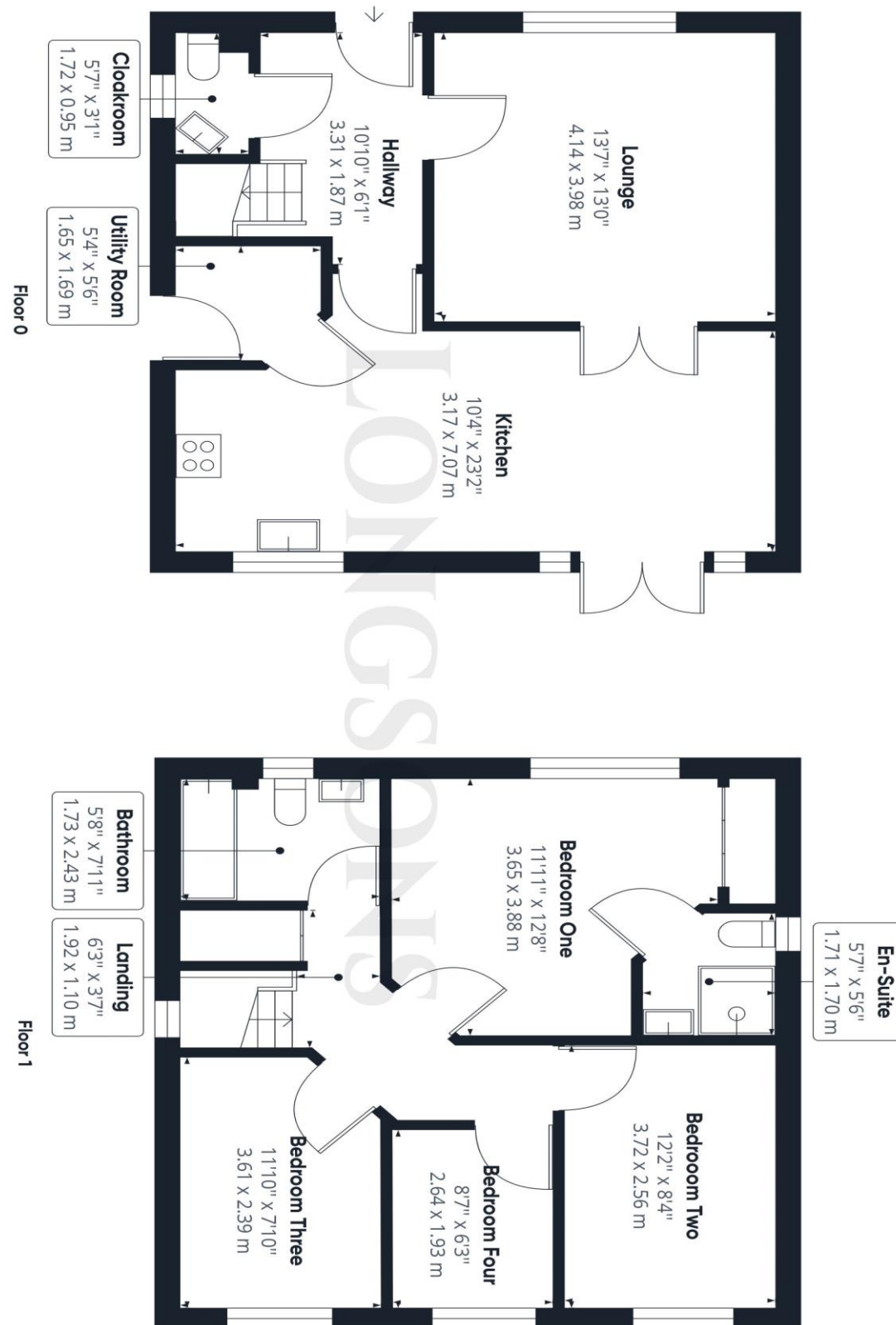


Eastern Road, Watton, Thetford, IP25 6PA

NO ONWARD CHAIN

This very well presented four bedroom home is located with the popular town of Watton. Featuring a modern fitted kitchen/dining room, utility room, ground floor cloakroom, en-suite to bedroom one, UPVC doubled glazing, gas central heating, off-road parking, garden and garage!

Guide Price £325,000- £350,000 Freehold





NO ONWARD CHAIN!

Welcome to your dream home in Watton! This stunning four bedroom detached house, presented in impeccable condition, offers a fantastic opportunity for comfortable and convenient living. Situated in a popular development, this home offers easy access to all the amenities Watton has to offer. The modern kitchen/dining room is a versatile space and is perfect for both intimate dinners and entertaining larger groups. With a utility room and ground floor cloakroom, this home combines practicality with elegance. With four bedrooms, en-suite to bedroom one and a family bathroom this property provides the utmost convenience for all members of the household.

The property boasts gas central heating throughout with a boiler installed last year with 8 years warranty left, double glazing, a garage and driveway parking, providing plenty of space for your vehicles, storage, or even a workshop.

Briefly; The property offers; entrance hall, ground floor cloakroom, lounge, kitchen/dining room, utility room, four bedrooms, en-suite to bedroom one,

family bathroom, UPVC double glazing, gas central heating, off-street parking, garage, enclosed rear garden.

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich.

Entrance Hall

Composite double glazed external entrance door to front aspect, Amtico LVT to floor, stairs to first floor, radiator.

Cloakroom

Corner hand wash basin with splashback, WC, Amtico LVT to floor, UPVC double glazed opaque window to side aspect, radiator.

Lounge

13'7" (4.14m) x 13'0" (3.96m)

Feature wall mounted electric fire, UPVC double glazed window to front aspect, radiator, double glazed doors leading to the kitchen/dining room.

Kitchen/Dining Room

23'2" (7.06m) x 10'4" (3.15m) Max

A comprehensive range of fitted modern kitchen units to walls and floor

complemented by a roll edge worktop and half bowl stainless steel sink and drainer with mixer tap, built-in double Bosch oven and gas hob with glass splashback and extractor fan over, integrated Bosch dishwasher, space for fridge/freezer, spotlights to ceiling, ceramic tiles to floor, radiator, UPVC double glazed window and UPVC double glazed doors opening to rear aspect, door leading to utility.

Utility Room

5'6" (1.68m) x 5'4" (1.63m)

Kitchen floor unit complemented by a roll edge worktop, plumbing for washing machine, space for dryer/under counter fridge, ceramic tiles to floor, extractor fan, UPVC double glazed door opening to side aspect.

Stairs and Landing

Built-in cupboard housing the hot water cylinder, UPVC double glazed window to side aspect, loft access.

Bedroom One

12'8" (3.86m) x 11'11" (3.63m)

Built in double wardrobe, UPVC double glazed window to front aspect radiator, door leading to en-suite.

En-suite

Three piece suite comprising, shower cubicle with mains shower over, wash basin, WC, partly tiled walls, vinyl to floor, UPVC double glazed opaque window to side aspect, radiator.

Bedroom Two

12'2" (3.71m) x 8'4" (2.54m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

11'10" (3.61m) x 7'10" (2.39m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

8'7" (2.62m) x 6'3" (1.91m)

UPVC double glazed window to rear aspect, radiator.

Family Bathroom

Three piece suite comprising panelled bath with mixer and shower head over and glass shower screen, combined wash basin and WC, vanity unit with worktop over, partly tiled walls, vinyl to floor, spotlights to ceiling, UPVC double glazed window to front aspect, radiator.

Outside Front

To the front of the property there is a small area laid to lawn, a driveway providing off road parking for three cars leading to the garage.

Rear Garden

Fully enclosed delightful rear garden is laid to lawn with plants and shrubs to beds and borders, maturing trees, a patio area directly outside the property providing space for entertaining and relaxing in the summer months and a fenced perimeter.

Garage

Up and over door, power and light, side access door.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached House
- Four Bedrooms
- En-Suite
- Modern Kitchen/Dining Room
- Utility Room
- Ground Floor Cloakroom
- UPVC Double Glazing
- Gardens
- Garage
- Boiler with 8 Years Warranty

