

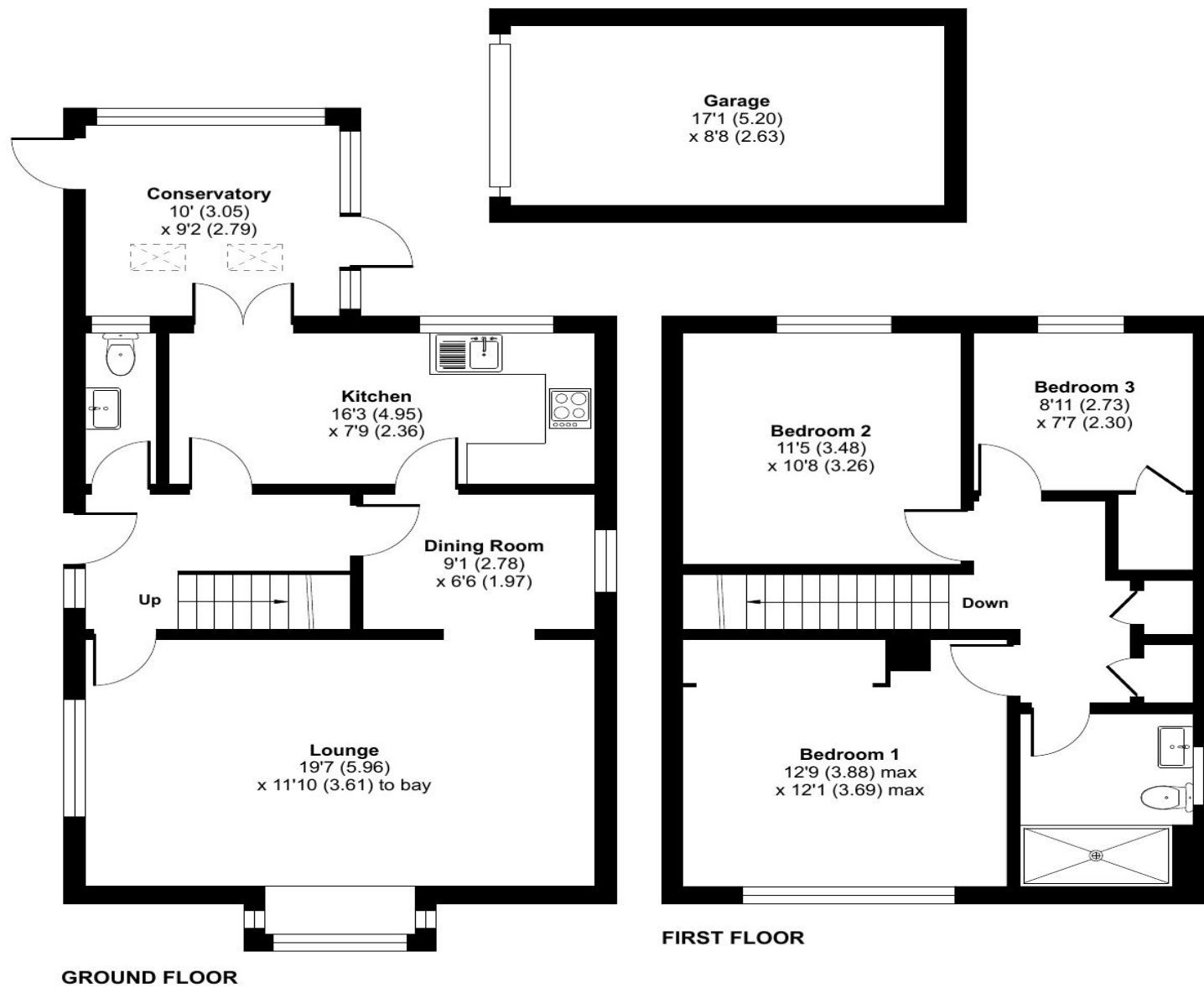
## Hamilton Close, Watton, Thetford, IP25

Approximate Area = 1177 sq ft / 109.3 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1312384



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: watton@longsons.co.uk  
<https://www.longsons.co.uk>



## Hamilton Close, Watton, Thetford, IP25 6EX

Well presented, detached three bedroom house situated within easy reach of Watton town centre. This fantastic property offers garden room, two reception rooms, ground floor WC, fitted wardrobes, gardens, parking, garage, gas central heating and UPVC double glazing. Viewing advised!

**Price £280,000 Freehold**

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Situated in a convenient location close to Watton town centre and its amenities, Longsons are delighted to bring to the market this three bedroom, detached house. This well presented property offers garden room, two reception rooms, ground floor WC, fitted wardrobes, gardens, parking, garage, gas central heating and UPVC double glazing.

Viewing advised!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, garden room, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

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. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign

that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

#### Entrance Hall

UPVC double glazed entrance door to side, stairs to first floor, radiator.

#### Lounge

**19'7" (5.97m) x 11'10" (3.61m)**  
Feature brick fireplace with gas fire, UPVC double glazed windows to front and side, two radiators, archway to dining room.

#### Dining Room

**9'1" (2.77m) x 6'6" (1.98m)**  
UPVC double glazed window to side, radiator.

#### Kitchen

**16'3" (4.95m) x 7'9" (2.36m)**  
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, tiled splashback, UPVC double glazed window to rear, UPVC double glazed French doors opening to garden room.

#### Garden Room

**10'0" (3.05m) x 9'2" (2.79m)**  
Vaulted ceiling, UPVC double glazed windows to rear and side, UPVC double glazed French doors opening to rear garden, entrance door to garage.

#### Cloakroom

Wash basin, WC, tiled splashback, radiator, obscure glass window to rear.

#### Stairs & Landing

Built in storage cupboards, loft access.

#### Bedroom One

**12'9" (3.89m) Max x 12'1" (3.68m) Max**  
Fitted wardrobes, UPVC double glazed window to front, radiator.

#### Bedroom Two

**11'5" (3.48m) x 10'8" (3.25m)**  
Fitted wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Three

**8'11" (2.72m) x 7'7" (2.31m)**  
Fitted wardrobe, UPVC double glazed window to rear, radiator.

#### Bathroom

Bathroom suite comprising; bath with shower over and shower curtain, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator, extractor fan.

#### Outside Front

Front garden laid to low maintenance shingle, shrubs and plants to borders, driveway providing off road parking and access to garage, gated access to rear.

#### Garage

**17'1" (5.21m) x 8'8" (2.64m)**  
Main up and over door to front, electric, light and power, door opening to garden room.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, plants to borders, wooden shed, gated access to front, wooden fence to perimeter.

#### Agents Note

EPC rating C73 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

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, Family House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C73
- Garden Room
- Garage & Parking
- Well Maintained Gardens
- Close to Town Centre Location

