



Watton Road, Great Hockham, Thetford, IP24 1PB

welcome to

Watton Road, Great Hockham, Thetford

A detached family home in a hugely desirable village location, boasting great kerb appeal! Offering three good sized bedrooms, spacious living accommodation, downstairs W.C, garage & driveway parking and a rear garden that's bound to make you the envy of your friends, early viewing is advised!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

Great Hockham itself is a hugely sought after village, which is conveniently located close to local transport links, whilst offering a traditional village green, reputable local pub and further forestry and dog walks in the Hockham Woods.



The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to first floor landing with under stairs storage cupboard, built in airing cupboard, two further built in storage cupboards and radiator.

Downstairs W.C

With W.C, wash hand basin, window to front and radiator.

Living Room

20' 2" x 12' 5" (6.15m x 3.78m)

With a fireplace built into a brick surround, housing an ESSE multi-fuel burner, TV point, dual aspect windows to both the front and side, door to rear and two radiators.

Dining Room

8' 3" x 7' 9" (2.51m x 2.36m)

With window to front and radiator.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space and plumbing for dishwasher, electric oven, electric hob and door to rear.

Utility Room

9' 1" x 7' 8" (2.77m x 2.34m)

With stainless steel sink unit with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, window to rear and radiator.

First Floor Landing

With window to front.

Master Bedroom

20' 3" max. x 12' 5" max. (6.17m max. x 3.78m max.)

With triple aspect windows to the front, side and rear, two built in storage cupboards and radiator.

Bedroom Two

11' 2" max. x 11' max. (3.40m max. x 3.35m max.)

With built in storage cupboard, window to rear and radiator.

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

With built in storage cupboard, window to front and radiator.

Shower Room

With W.C, wash hand basin, shower cubicle with shower attachment over, window to front and heated towel rail.

Outside

Front Garden

To the front of the property is a garden which is mainly laid to lawn.

Rear Garden

To the rear, the garden is large and is mainly laid to lawn with a paved patio area, a range of shrubs throughout, an external oil tank and access to:

Garage

17' 6" x 9' 7" (5.33m x 2.92m)

With power and light connected and a driveway to the rear.



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welcome to

Watton Road, Great Hockham, Thetford

- Detached Family Home
- Great Kerb Appeal
- Three Good Sized Bedrooms
- Enviably Rear Garden
- Garage and Driveway for Parking
- Downstairs W.C & Upstairs Shower Room
- Spacious Accommodation Throughout
- Hugely Desirable Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107677 - 0001

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