



Bloodhound Road, Watton Thetford IP25 6WA

Welcome to

Bloodhound Road, Watton Thetford

A beautifully presented detached 4 bedroom house located within the popular market town of Watton. Featuring modern fitted kitchen/diner with appliances, utility room, ground floor cloakroom, en suite facilities to master bedroom and 4 piece bathroom, driveway, garage and front and rear gardens!



The Accommodation:

Entrance Hall

External entrance door to front aspect, tiled flooring, two storage cupboards, radiator, stairs rising to first floor landing and doors leading to all ground floor rooms.

Ground Floor Cloakroom

Suite comprising low level W.C, hand wash basin, tiled splashbacks, radiator, tiled flooring and UPVC double glazed frosted window to front aspect.

Lounge

21' 5" x 11' 8" (6.53m x 3.56m)

Carpet flooring, electric fireplace, television and telephone points, radiator, bay UPVC double glazed window to front aspect and double doors leading to:

Kitchen/ Diner

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

Fully fitted modern kitchen with a comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, tiled splashbacks and surrounds, inset single drainer sink with mixer tap over, water softener, integrated double oven and grill, gas hob with stainless steel extractor hood over, integrated dishwasher and free standing fridge/freezer, inset ceiling spotlights, radiator, tiled flooring, UPVC double glazed window to rear aspect and UPVC double glazed patio doors opening to rear gardens.

Utility Room

5' 1" x 4' 4" (1.55m x 1.32m)

Floor mounted unit with work surface over, inset stainless steel sink unit with mixer tap over, plumbing for washing machine, tiled flooring, electrical sockets, and UPVC double glazed frosted glass door opening to side aspect.

First Floor Landing

Carpet flooring, stairs rising from ground floor, radiator, airing cupboard and doors opening to all first floor rooms.

Master Bedroom

13' 6" x 11' 3" (4.11m x 3.43m)

Carpet flooring, built-in double wardrobe, television and telephone points, radiator, UPVC double glazed window to front aspect and door leading to en suite.

En Suite

Suite comprising low level W.C, hand wash basin, fully tiled splashbacks and surrounds, walk-in shower cubicle with chrome mixer waterfall and handheld shower attachment, extractor fan, radiator, shaver point and double glazed frosted window overlooking side aspect.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m)

Carpet flooring, radiator and UPVC double glazed window overlooking rear aspect.

Bedroom Three

10' x 9' 2" (3.05m x 2.79m)

Carpet flooring, radiator and UPVC double glazed window overlooking rear aspect.

Bedroom Four

8' 7" x 8' 4" (2.62m x 2.54m)

Carpet flooring, radiator and UPVC double glazed window overlooking front aspect.

Family Bathroom

Suite comprising low level W.C, hand wash basin with vanity storage under, fully tiled splashbacks and surrounds, corner shower cubicle, panelled bath with mixer taps, heated chrome towel rail, tiled flooring and UPVC double glazed frosted window overlooking side aspect.

Outside

The front of the property provides off road parking via a tarmac driveway which leads to the single garage. A raised patio pathway guides you to the front entrance whilst the front garden offers a variety of plants and shrubs with a timber gate providing access to rear garden.

The delightful rear garden is laid to lawn coupled with an indian sandstone patio providing the perfect space for outdoor dining and entertainment. The well-tended garden is stocked with numerous plants and shrubs with a gravelled area running along the side of the property. A personal door gives access to the garage with the garden itself enclosed via a timber fence and brick wall.

Garage

With power, light and up & over door.

Location

The market town of Watton has a range of amenities including a supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green.

Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.

Council Tax Banding

The property Council Tax band is: D

Please note that once a sale goes through, the Council Tax band will be reviewed and may be subject to change.



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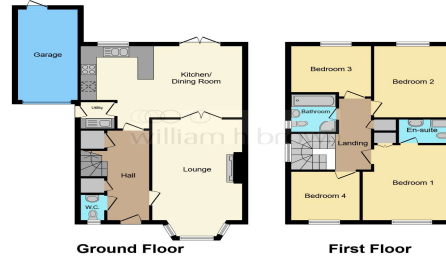
- Delightful 4 Bedroom Detached Home
- Garage and Driveway Providing Off-Road Parking
- Master Bedroom With En Suite Facilities
- Well-Tended Front And Rear Gardens With Attractive Sandstone Patio
- Open Plan Modern Fitted Kitchen/Diner With Integral Appliances

Tenure: Freehold EPC Rating: A

£375,000

Directions to this property:

From our William H Brown office, proceed straight over at the traffic lights onto Norwich road and continue along. At the mini round-a-bout, turn right onto Novak Drive, follow the road to the right and the turning for Bloodhound Road will be on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107662 - 0003

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