



Hunters Oak, Watton Thetford IP25 6HL

welcome to

Hunters Oak, Watton Thetford

A fantastic 4 bedroom detached house offering ample living accommodation located close to local amenities, making a perfect family home. Boasting three reception rooms, en suite facilities, ground floor cloakroom and fitted kitchen along with front and rear gardens, garage and driveway parking.



The Accommodation:

Entrance Hall

Main entrance door opening to front aspect, radiator, storage cupboard, wood effect flooring.

Ground Floor Cloakroom

Low level w.c, hand wash basin, radiator, flooring, UPVC double glazed window to front aspect.

Lounge

17' 2" x 11' 2" (5.23m x 3.40m)

Carpet flooring, radiator, feature fireplace with tiled hearth and surround, mantle, double doors opening to dining room, UPVC double glazed window to front aspect.

Dining Room

12' 6" x 8' 9" (3.81m x 2.67m)

Carpet flooring, radiator, electrical points, UPVC double glazed doors opening to rear aspect.

Kitchen

13' 1" x 8' 5" (3.99m x 2.57m)

With a comprehensive range of shaker style wall and floor mounted fitted kitchen units in cream finish with work surfaces over, one and half bowl sink and drainer unit with mixer tap, tiled splashbacks and surrounds, built in electric oven and gas hob, space for fridge freezer, plumbing for washing machine, storage cupboard, breakfast bar, UPVC double glazed window to rear aspect, tiled flooring, wall mounted boiler, electrical points, door opening to conservatory.

Conservatory

12' 1" x 8' 4" (3.68m x 2.54m)

Off UPVC and brick base construction, tiled flooring, radiator, electrical points, UPVC double glazed windows and doors opening to rear.

First Floor Landing

Carpet flooring, storage cupboard, loft hatch access, UPVC double glazed window to side aspect.

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, door opening to:

En Suite

Suite comprising low level w.c, pedestal hand wash basin, shower cubicle, tiled splashbacks and surrounds, radiator, tiled flooring, UPVC double glazed window to side aspect.

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Radiator, UPVC double glazed window to rear aspect.

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

Wood effect flooring, radiator, UPVC double glazed window to front aspect.

Bedroom Four

7' 9" x 7' (2.36m x 2.13m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect. built in storage unit.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panel bath with shower over, tiled splashbacks and surrounds, tiled flooring, radiator.

Garage

Up and over door to front aspect, power and light connected, door opening to conservatory.

Outside

The front of the property is approached by a driveway providing off road parking with a small lawned garden area and pathway leading to the main entrance door. A pathway leads down the side of the property with a gate providing access to the rear gardens.

The rear garden is mainly laid to lawn bordered by flowerbeds stocked with various plants and maturing trees. A patio provides space for outdoor seating and entertaining, whilst a generous timber garden shed providing outdoor storage space.

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. The picturesque Norfolk coast can also be reached in around an hour.

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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welcome to

Hunters Oak, Watton Thetford

- 4 Bedroom Detached Family Home
- NO ONWARD CHAIN
- Front And Rear Gardens
- En Suite, Ground Floor Cloakroom and Family Bathroom
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

offers in excess of

£270,000

directions to this property:

From our William H Brown office in Watton, proceed out of the town and head straight over the traffic lights onto Norwich Road. Continue along this road for a short while and turn left into Hunters Oak. The property can be identified by a William H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107966 - 0004

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