



Hamilton Close, Watton Thetford IP25 6EX

welcome to

Hamilton Close, Watton Thetford

A well-presented 3 bedroom detached family home, located within easy reach of amenities. Generous living accommodation features ground floor w.c, garden room and spacious lounge with fitted wardrobes to every bedroom. Outside further boasts a garage, driveway parking with front and rear gardens!



The Accommodation:

Entrance Hall

External entrance door opening to side aspect, carpet flooring, radiator, stairs rising to first floor landing.

Ground Floor Cloakroom

Low level w.c, hand wash basin, radiator, timber framed single glazed window to rear aspect.

Lounge

19' 6" x 11' 10" (5.94m x 3.61m)

Carpet flooring, radiator, feature fireplace with gas fire, UPVC double glazed window to front and side aspect.

Dining Room

8' 8" x 6' 2" (2.64m x 1.88m)

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Kitchen

16' 3" x 7' 9" (4.95m x 2.36m)

With a comprehensive range of wall and floor mounted fitted shaker style kitchen units in wood finish, contrasting work surfaces over, one and half bowl stainless steel sink and drainer unit with mixer tap over, tiled splashbacks and surrounds, space for cooker, extractor fan, plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring, UPVC double glazed window to rear aspect and doors opening to:

Garden Room

10' 3" x 9' 3" (3.12m x 2.82m)

Vinyl flooring, radiator, UPVC double glazed windows to rear and side aspects, door opening to garage.

First Floor Landing

Carpet flooring, storage cupboards, loft access, doors opening to all first floor rooms.

Bedroom One

12' 8" x 13' 8" (3.86m x 4.17m)

Fitted wardrobes providing shelving and storage

space, laminate flooring, radiator, UPVC double glazed window to front aspect.

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m)

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

Bedroom Three

7' 9" x 7' 6" (2.36m x 2.29m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower over, tiled splashbacks and surrounds, radiator, extractor fan, laminate flooring, UPVC double glazed obscured window to side aspect.

Outside

The front of the property is approached by a driveway providing off road parking for several vehicles, leading to the garage. The front garden is mainly gravelled for ease of maintenance with flowerbeds stocking various maturing shrubs and plants.

The rear garden is well-tended mainly laid to lawn with a paved patio and pathway bordered by flowerbeds, whilst a timber garden shed provides handy outdoor storage space.

Garage

17' x 8' 7" (5.18m x 2.62m)

Up and over door, power and light connected, overhead 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.

Council Tax Banding

The property Council Tax band is: C

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

Hamilton Close, Watton Thetford

- Three Bedroom Detached House
- Well-Tended Front And Rear Gardens
- Gas Fired Central Heating
- Fitted Wardrobes To All Bedrooms
- Delightful Garden Room Overlooking Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000

directions to this property:

From our William H Brown office in Watton head out of the town on the B 1108 in the Brandon direction and turn right onto Harvey Street. Head along this road take the left hand turning onto Nelson Court. Continue along this road and take the third right hand turn, follow this road into Hamilton Close and the property is located on the left hand side 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:
WAT107973 - 0004

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