



The Stables, Watton Thetford IP25 6YP

welcome to

The Stables, Watton Thetford

A beautiful three bedroom detached property, located on a popular development originally built by the reputable Abel Homes. Offering energy efficient living, accommodation includes en suite, solar panels and triple glazing whilst outside offers a generous garden, garage and driveway!



The Accommodation:

Entrance Hall

Double glazed entrance door opening to front aspect, stairs rising to first floor landing, under stair cupboard, carpet flooring, opening to:

Lounge

17' 6" x 10' 4" (5.33m x 3.15m)
Carpet flooring, radiator, UPVC dual aspect triple glazed windows to side, rear and front aspects, UPVC triple glazed door opening to rear aspect.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, tiled splashback, tiled flooring, radiator, UPVC triple glazed obscured window to rear aspect.

Kitchen

17' 7" x 10' 3" (5.36m x 3.12m)
With a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and half stainless steel sink unit with mixer tap, tiled splashback, built in eye level electric oven, built in dishwasher, space for american fridge freezer, plumbing for washing machine, radiator, inset ceiling spotlights, tiled flooring, UPVC triple glazed window to front aspect and door opening to rear aspect.

First Floor Landing

Carpet flooring, loft hatch access, radiator, UPVC triple glazed window to rear aspect, door opening to all first floor rooms.

Master Bedroom

13' 9" x 10' 3" (4.19m x 3.12m)
Carpet flooring, radiator, airing cupboard, UPVC triple glazed window front aspect.

En Suite

Suite comprising low level w.c, hand wash basin, shower unit with inset shower, tiled splashbacks and surrounds, heated towel rail, UPVC triple glazed obscured window to front aspect.

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)
Carpet flooring, radiator, UPVC triple glazed window to front aspect.

Bedroom Three

10' 3" x 7' 1" (3.12m x 2.16m)
Carpet flooring, radiator, UPVC triple glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panel bath with shower attachment, heated towel rail, tiled splashbacks and surrounds, vinyl flooring, UPVC triple glazed obscured window to rear aspect.

Outside

The front of the property is approached by a brick weave driveway offering off road parking for several vehicles along with the garage providing power and light. The front of the property also enjoys a flowerbed stocked with several flowers and plants.

The generous and delightful rear garden is mainly laid to lawn with multiple raised beds and planters ideal for growing flowers and vegetables, also stocked with a variety of maturing shrubs, plants and trees. A patio provides an area for outdoor seating, dining and entertaining whilst overlooking the pretty green space. The garden extends around to the side of the property with further patio area and access to the garage, enclosed by timber fencing.

Garage

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

Location

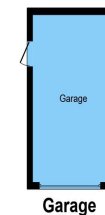
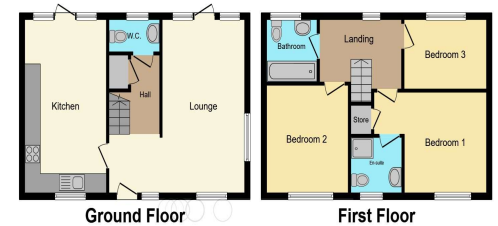
The market town of Watton has a range of amenities including a supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green.

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/WAT107949



welcome to

The Stables, Watton Thetford

- Three Bedroom Detached House
- Solar Panels And Triple Glazed Windows
- Fitted Kitchen With Integrated Appliances
- Built By The Reputable Abel Homes
- En Suite To Master Bedroom

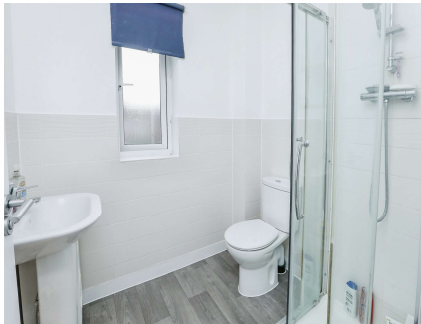
Tenure: Freehold EPC Rating: B

offers in excess of

£300,000

Directions to this property:

Head out the town on the B 1108 Norwich road. Travel along this road for a short while, heading straight over a mini roundabout. Take the left hand turning onto Shire Horse Way and then turn left onto Saddlers Drive. At the end of the road turn left onto The Stables and follow the road around to the right where the property is located.



view this property online williamhbrown.co.uk/Property/WAT107949

Please note the marker reflects the postcode not the actual property



Property Ref:
WAT107949 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk