



Crabtree Close, Watton Thetford IP25 6ZH

welcome to

Crabtree Close, Watton Thetford

FAMILY HOME 4 bedroom detached energy efficient home with remaining NHBC warranty, originally built by the reputable Abel Homes. The property benefits from solar panels, triple glazing, underfloor heating and integral Bosch appliances along with en suite, generous garden, driveway and double garage!



The Accommodation:

Entrance Hall

Carpet flooring, composite external entrance door opening to front aspect, built in mat, built in storage cupboard, UPVC triple glazed window to side aspect, stairs rising to first floor landing.

Ground Floor Cloakroom

Low level w.c, hand wash basin, tiled splashback, tiled flooring, UPVC triple glazed window to front aspect.

Lounge / Dining Room

21' 10" Max x 13' Max (6.65m Max x 3.96m Max)
Carpet flooring, under floor heating, TV point, UPVC double glazed french style patio doors opening to rear gardens, UPVC triple glazed windows to front and side aspect.

Kitchen

16' 6" Max x 12' 4" Max (5.03m Max x 3.76m Max)
With a comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, composite sink and drainer unit with mixer tap over, integral double Bosch oven, Bosch gas hob with extractor hood over, plumbing for washing machine, integral fridge freezer and dishwasher, tiled flooring, inset ceiling spotlights, storage cupboard, UPVC double glazed door opening to side aspect, UPVC triple glazed window to rear aspect.

First Floor Landing

Carpet flooring, built in cupboard housing hot water cylinder, loft hatch access, radiator.

Master Bedroom

11' 6" x 11' (3.51m x 3.35m)
Carpet flooring, radiator, UPVC triple glazed window to rear aspect, door opening to:

En Suite

Low level w.c, hand wash basin, double shower cubicle with sliding door, tiled splashbacks and surrounds, heated towel rail, vinyl flooring, UPVC triple glazed obscured window to rear aspect.

Bedroom Two

13' 3" x 9' (4.04m x 2.74m)
Carpet flooring, radiator, UPVC triple glazed window to front aspect.

Bedroom Three

11' x 10' (3.35m x 3.05m)
Carpet flooring, radiator, UPVC triple glazed window to rear aspect.

Bedroom Four

10' 1" x 9' 1" (3.07m x 2.77m)
Carpet flooring, radiator, UPVC triple glazed window to front aspect.

Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower screen and inset shower, heated towel rail, vinyl flooring, UPVC triple glazed window to front aspect.

Outside

To the front of the property there is a generous driveway consisting of brickweave and gravel leading to the double garage, and a pathway to the main entrance door. There is a pleasant, large front garden area stocked with various maturing shrubs and plants.

The generous rear garden is mainly laid to lawn with flowerbeds again well stocked with various flowers, plants and shrubs, interspersed with several maturing trees. A patio provides an ideal area for relaxing and unwinding, with raised beds and a single beam pergola, ideal for growing climbing flowers and vegetables. The rear garden also benefits from a timber storage shed, outside tap and is enclosed by timber fencing with a driveway access gate.

Double Garage

20' 1" x 20' 2" (6.12m x 6.15m)
With power and light connected, personal door to rear garden, up and over door to front aspect.

Location

Watton has a range of amenities including a post office, 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 delightful Norfolk coast can be reached in around an hours car journey.

Council Tax Banding

The property Council Tax Band is D.

Please note that once a sale takes place the council tax band will be reviewed and may be subject to change.

Agents Note

The vendor advises William H Brown that there are no estate management fees.



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Crabtree Close, Watton Thetford

- Immaculate 4 Bedroom Detached Family Home
- Energy Efficient, Built By The Reputable Abel Homes
- Modern Fitted Kitchen With Bosch Appliances
- En Suite Facilities, Ground Floor Cloakroom and Family Bathroom
- Solar Panels, Triple Glazing And Under Floor Heating

Tenure: Freehold EPC Rating: A

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107930 - 0008

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