



**Nelson Court, Watton Thetford IP25 6EL**

**welcome to**

**Nelson Court, Watton Thetford**

>> FAMILY HOME - A well-proportioned 3 bedroom detached house benefitting from ample room to grow into, located close to town centre amenities. Accommodation boasts ground floor w.c, dual aspect lounge/diner, coupled with beautiful gardens, driveway parking and an integral garage



## **The Accommodation:**

### **Entrance Porch**

Brick construction, carpet flooring, UPVC double glazed window to front aspect, door opening to side aspect.

### **Entrance Hall**

Carpet flooring, radiator.

### **Ground Floor Cloakroom**

Low level w.c, hand wash basin, radiator, tiled effect flooring, tiled splashback, UPVC double glazed window to side aspect.

### **Lounge / Diner**

19' x 10' 10" ( 5.79m x 3.30m )

Carpet flooring, two radiators, TV point, dual aspect with UPVC double glazed window to front aspect and french doors opening to rear garden.

### **Dining Area**

8' 3" x 8' 11" ( 2.51m x 2.72m )

Carpet flooring, radiator, door opening to entrance hall.

### **Kitchen**

14' 11" x 9' 7" ( 4.55m x 2.92m )

With a comprehensive range of floor and wall mounted fitted kitchen units in cream finish with contrasting wood effect work surfaces over, tiled splashbacks and surrounds, one and half bowl stainless steel sink and drainer with mixer tap over, UPVC double glazed window to rear aspect, space for cooker, extractor fan, plumbing for washing machine, space for under counter appliance, storage cupboard providing storage space, tiled effect flooring, UPVC double glazed window to rear aspect.

### **First Floor Landing**

Carpet flooring, UPVC double glazed window to side aspect, doors opening to:

### **Bedroom One**

12' 4" x 8' 10" ( 3.76m x 2.69m )

Carpet flooring, radiator, fitted wardrobe providing storage space, UPVC double glazed window to front aspect.

### **Bedroom Two**

10' 10" x 9' 7" ( 3.30m x 2.92m )

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

### **Bedroom Three**

9' 6" x 8' 3" ( 2.90m x 2.51m )

Carpet flooring, built in wardrobe providing storage space, radiator, UPVC double glazed window to front aspect.

### **Bathroom**

Hand wash basin, double shower unit, airing cupboard, radiator, UPVC obscured double glazed window to rear aspect, fully tiled splashbacks and surrounds.

### **First Floor Cloakroom**

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

### **Outside**

The front of the property is approached by a gravelled driveway providing parking for two vehicles. The front garden is mainly laid to lawn bordered with stocked flowerbeds, hedging and low level picket fencing. A timber gate is found to the side of the property to provide access to the rear aspect.

The beautiful rear garden is again mainly laid to lawn stocked with an abundance of various flowers, plants, shrubs and maturing trees with a patio area outside the property providing space for displaying potted plants, outdoor dining and entertaining with attractive views over the garden. The garden is enclosed by maturing laurel hedging and timber fencing with a timber shed ideal for storage and potting.

### **Garage**

16' 11" x 8' 6" ( 5.16m x 2.59m )

Integral door, power and light connected, up and over door to front.

### **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 City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

### **Council Tax Banding**

The property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

## Nelson Court, Watton Thetford

- Three Bedroom Detached House
- Popular Town Centre Location
- Integral Garage And Driveway Parking
- Bathroom And Two Cloakrooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**



### directions to this property:

From our William H Brown office proceed through the town centre on the B 1108 and take the right hand turn onto Harvey Street. Follow the road and take the second left hand turning onto Nelson court. Follow the road around to the left and the property is located on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108048 - 0003

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