



**Redhill Park, Watton Thetford IP25 6RE**

**welcome to**

**Redhill Park, Watton Thetford**

> > EN-SUITE! A delightful two bedroom park home, situated in a sought-after over 55s residential park within the market town of Watton. Boasting UPVC double glazing, gas-fired central heating, en-suite facilities, kitchen, separate dining room, lounge and outside boasts a garage and driveway!





## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

Laminate flooring, built-in storage.

### Lounge

19' 5" x 11' 5" ( 5.92m x 3.48m )

Carpet flooring, radiator, feature fireplace, UPVC double glazed windows to front aspect.

### Dining Room

10' x 7' 8" ( 3.05m x 2.34m )

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

### Kitchen

12' 8" x 9' 3" ( 3.86m x 2.82m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, laminate effect flooring, space for cooker, plumbing for washing machine, space for fridge/freezer, inset sink and drainer, tiled splashbacks, built-in storage, radiator, UPVC external entrance door to side.

### Bedroom 1

11' x 9' 6" ( 3.35m x 2.90m )

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

### En-Suite Shower Room

Suite comprising low level w.c, hand wash basin, radiator, shower cubicle, UPVC double glazed obscured window to side aspect.

### Bedroom 2

11' x 9' 6" ( 3.35m x 2.90m )

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

### Wetroom

Fully tiled suite comprising low level w.c, hand wash basin, radiator, shower fixture, UPVC double glazed obscured window to side aspect.

## Outside

To the front of the property, there is a decorative shingle frontage parallel to the driveway. The garden wraps around both sides of the park home with patio slabs, with the rear being bordered with hedging and fencing.

## Garage

19' 1" x 8' 3" ( 5.82m x 2.51m )

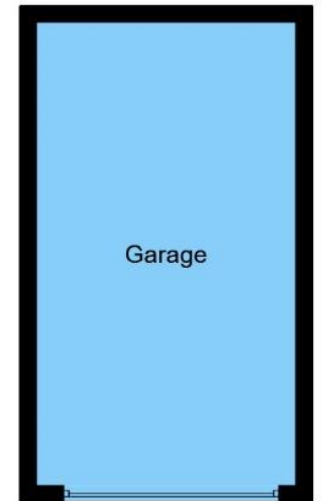
Up and over door, power & light.

## Location

The bustling market town of Watton is located approximately 25 miles west-southwest of Norwich and 14.5 miles northeast of Thetford. The town has a range of amenities including a supermarket, chemist, infant, junior and secondary schools, together with a weekly market that has 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. Attleborough train station is only 8.8 miles away, with a regular service to Norwich and Cambridge.



Floor Plan



Garage

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.



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welcome to

## Redhill Park, Watton Thetford

- Two bedroom park home
- Presented in excellent order throughout
- En-suite facilities
- No onward chain
- Garage and driveway

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108112 - 0004

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