



Harvest Road, Watton Thetford IP25 6ZE

welcome to

Harvest Road, Watton Thetford

> > ENERGY EFFICIENT! A detached three bedroom home, built by the reputable Abel Homes in 2020. Boasting the remainder of the NHBC guarantee, the property offers three spacious bedrooms, en-suite, family bathroom, kitchen, cloakroom, lounge/diner, garage and driveway, solar panels and more!



The Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Carpet flooring, under floor heating, staircase rising to the first floor accommodation.

Ground Floor Cloakroom W.C

Part tiled suite comprising low level w.c, hand wash basin, UPVC triple glazed obscured window to side aspect, under-floor heating.

Lounge / Diner

20' 7" x 16' 11" (6.27m x 5.16m)

Carpet flooring, under-stairs storage, under-floor heating, UPVC triple glazed windows to side and rear, french doors opening to rear garden.

Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl sink and drainer, water softener, double oven, electric hob with extractor over, UPVC triple glazed window to front aspect, under-floor heating, tiled flooring.

First Floor Landing

Carpet flooring, radiator, airing cupboard.

Bedroom 1

13' 7" x 9' 8" (4.14m x 2.95m)

Carpet flooring, radiator, UPVC triple glazed window to rear aspect, door opening to:

En-Suite

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, UPVC triple glazed obscured window to side aspect.

Bedroom 2

10' 10" x 9' 8" (3.30m x 2.95m)

Carpet flooring, radiator, built-in wardrobe, juliet balcony to front aspect.

Bedroom 3

9' 5" x 6' 11" (2.87m x 2.11m)

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

Family Shower Room

Part tiled suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, tiled flooring, UPVC triple glazed obscured window to rear aspect.

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.



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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Harvest Road, Watton Thetford

- Guide Price £260,000 - £270,000
- Three bedroom detached house
- UPVC TRIPLE glazed windows - UNDERFLOOR HEATING
- Solar Panels
- Garage and driveway

Tenure: Freehold EPC Rating: A

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108204 - 0009

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