

# 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.



view this property online williamhbrown.co.uk/Property/WAT108204



## welcome to

# 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

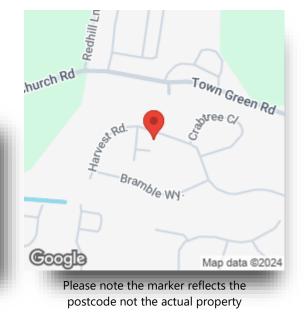
Tenure: Freehold EPC Rating: A

# guide price

£260,000







view this property online williamhbrown.co.uk/Property/WAT108204



Property Ref: WAT108204 - 0009 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