



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

**welcome to**

**Nelson Court, Watton Thetford**

> > EN-SUITE! Well-proportioned 3 bedroom detached bungalow offering generous living accommodation including master en-suite, two reception rooms, cloakroom and a fitted kitchen. Walking distance to local amenities, outside boasts tended front and rear gardens, garage and driveway!



### **The Accommodation**

UPVC part glazed external entrance door opening to:

#### **Entrance Porch**

Of UPVC double glazing construction, tiled flooring, internal entrance door opening to:

#### **Entrance Hall**

Carpet flooring, radiator, loft hatch access, storage cupboards, airing cupboard.

#### **Lounge / Diner**

26' 10" x 12' ( 8.18m x 3.66m )

Carpet flooring, radiator, UPVC double glazed window to front and side aspects.

#### **Kitchen**

11' 10" x 10' 11" ( 3.61m x 3.33m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, tiled splashbacks, electric double oven, hob with extractor over, space for washing machine, UPVC double glazed window to rear aspect.

#### **Breakfast Room**

10' 10" x 7' 7" ( 3.30m x 2.31m )

Laminate flooring, electric radiator, external entrance doors to front and rear aspects, UPVC double glazed windows to front and rear aspects.

#### **Bedroom 1**

15' 4" x 8' 3" ( 4.67m x 2.51m )

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

#### **En-Suite Shower Room**

Tiled suite comprising low level w.c, hand wash basin, shower cubicle, radiator, tiled flooring, extractor fan.

#### **Bedroom 2**

11' 9" x 10' 11" ( 3.58m x 3.33m )

Carpet flooring, built in wardrobes, radiator, UPVC double glazed window to front aspect.

#### **Bedroom 3**

8' 11" x 8' ( 2.72m x 2.44m )

Carpet flooring, radiator, door opening to rear conservatory.

#### **Family Bathroom**

Tiled suite comprising low level w.c, hand wash basin, bath with shower fixture over, UPVC double glazed window to rear aspect, tiled flooring.

#### **Outside**

To the front of the property, a brickweave drive provides parking for two vehicles and access to the garage. The front garden is neatly landscaped and could be converted into additional parking STPP.

To the rear, a fully enclosed garden provides a wonderful place for a keen gardener, with lawn, stocked beds with mature shrubs and patio seating areas. A side garden provides additional storage.

#### **Conservatory**

10' 2" x 8' 2" ( 3.10m x 2.49m )

Of brick and UPVC construction, tiled flooring, electric radiator, ceiling fan.

#### **Garage**

Power and light, up and over door.

#### **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.



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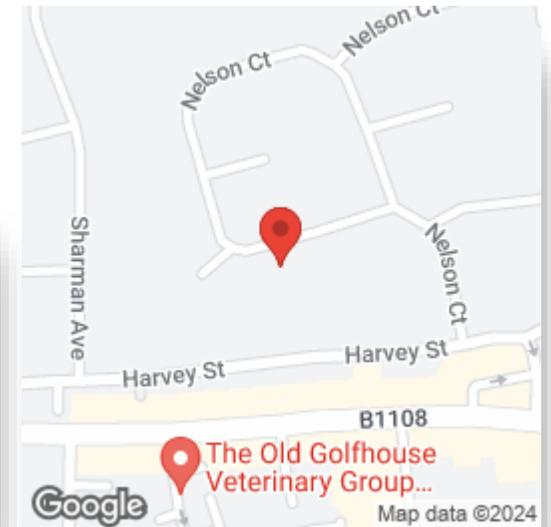
welcome to

## Nelson Court, Watton Thetford

- Three bedroom detached bungalow
- Delightful front and rear gardens
- Garage and driveway
- Cloakroom, shower room and en-suite
- Lounge / Diner

Tenure: Freehold EPC Rating: D

# £330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT106740 - 0004

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