



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.



view this property online williamhbrown.co.uk/Property/WAT106740



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

view this property online williamhbrown.co.uk/Property/WAT106740



Property Ref:
WAT106740 - 0004

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