



Tedder Close, Watton Thetford IP25 6HU

welcome to

Tedder Close, Watton Thetford

>> LARGE PLOT! Move straight into this fabulous three bedroom detached family home, situated in a sought-after location in the market town of Watton. Boasting a large plot, spacious accommodation, ample off-road parking, garage, modern fixtures and fittings and more!



The Accommodation:

Composite external entrance door opening to:

Entrance Hall

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

Ground Floor Cloakroom

Part tiled suite comprising low level w.c, hand wash basin, tiled flooring, UPVC double glazed obscured window to rear aspect.

Lounge

17' 3" x 12' 5" (5.26m x 3.78m)

Carpet flooring, radiator, wood burner with fireplace surround, UPVC double glazed window to front aspect.

Dining Room

12' 7" x 10' 5" (3.84m x 3.17m)

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

Kitchen

13' 11" x 8' 10" (4.24m x 2.69m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, space for range cooker, inset ceramic one and a half bowl sink and drainer, radiator, tiled flooring, pantry cupboard, wine rack, inset ceiling spotlights, UPVC double glazed window to rear aspect.

Utility Room

8' 11" x 5' 11" (2.72m x 1.80m)

Tiled flooring, plumbing for washing machine, space for fridge/freezer, inset ceiling spotlights, part glazed external entrance door to rear.

Landing

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

Bedroom 1

17' 5" x 12' 5" (5.31m x 3.78m)

Carpet flooring, built-in wardrobes, radiator, UPVC

double glazed windows to front and side aspect.

Bedroom 2

12' 5" x 10' 4" (3.78m x 3.15m)

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

Bedroom 3

13' 9" x 9' (4.19m x 2.74m)

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

Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, panel bath, heated towel rail, inset ceiling spotlights, laminate flooring, UPVC double glazed obscured window to rear aspect.

Outside

To the front of the property, the garden is mainly laid to lawn with the front of the property is decorated with various mature shrubs, including some interesting tropical species. A paved pathway gives access to the front external entrance door and a driveway provides ample off-road parking and access to the garage.

To the rear, a delightful, large garden provides a wonderful space for entertaining family and friends, and is mainly laid to lawn. An exciting flowerbed decorated with a tropical theme is planted with palms and various other mature shrubs. A patio seating area is provided making for a perfect barbeque setting.

Garage

16' 9" x 9' 9" (5.11m x 2.97m)

Up and over door to front.

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/WAT108215



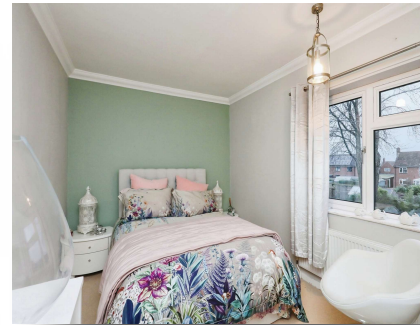
welcome to

Tedder Close, Watton Thetford

- Three bedroom detached family home
- Presented in excellent order throughout
- Detached garage together with off-road parking
- Large front and rear gardens
- Gas-fired central heating and UPVC double glazing

Tenure: Freehold EPC Rating: C

£365,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108215



Property Ref:
WAT108215 - 0002

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