



**Eastern Road, Watton Thetford IP25 6PA**

**welcome to**

**Eastern Road, Watton Thetford**

> > **PARKING!** A three bedroom end-terraced home, located with easy reach of the Watton town centre. Boasting allocated parking, modern fixtures and fittings, kitchen/diner, spacious lounge, cloakroom, family bathroom and built-in wardrobes!



## The Accommodation

Composite part glazed external entrance door opening to:

## Entrance Hall

Carpet flooring, radiator, storage cupboard, under-stairs storage, UPVC double glazed window to front aspect.

## Lounge

15' 5" x 11' ( 4.70m x 3.35m )

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

## Kitchen

12' x 11' ( 3.66m x 3.35m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl sink and drainer, gas hob with extractor over, electric double oven, plumbing for washing machine and dishwasher, radiator, laminate flooring, UPVC double glazed window to rear aspect, UPVC part glazed external entrance door opening to rear garden.

## Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, UPVC double glazed obscured window to rear aspect, laminate flooring.

## First Floor Landing

Carpet flooring, radiator, storage cupboard.

## Bedroom 1

12' 7" x 11' ( 3.84m x 3.35m )

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

## Bedroom 2

12' 4" x 8' 9" ( 3.76m x 2.67m )

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

## Bedroom 3

9' x 8' 10" ( 2.74m x 2.69m )

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

## Bathroom

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

## Outside

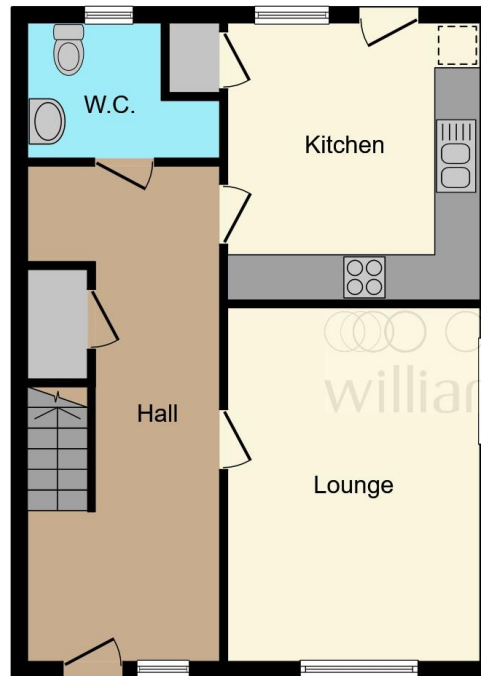
To the front of the home, the garden is mainly laid to lawn with a patio slabbed walkway giving access to the front external entrance door.

To the rear, the fully enclosed garden is also mainly laid to lawn. A rear access gate gives access to the allocated parking space.

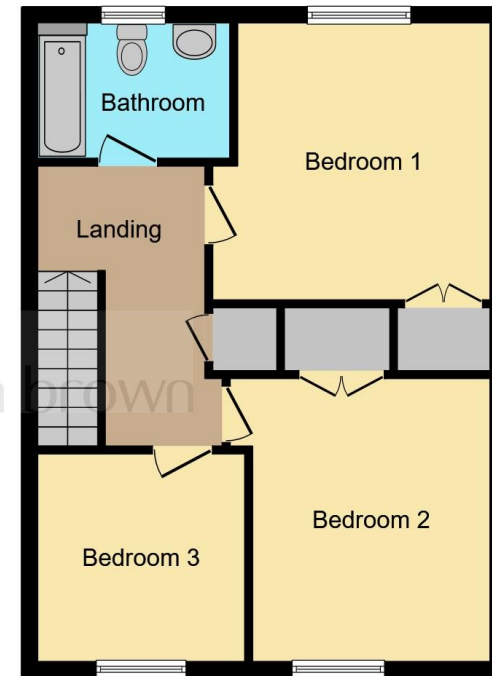
## Location

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.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Eastern Road, Watton Thetford

- Three bedroom end-terraced house
- Allocated parking
- UPVC double glazed windows
- Gas-fired central heating
- Modern fitted kitchen/diner

Tenure: Freehold EPC Rating: B

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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