

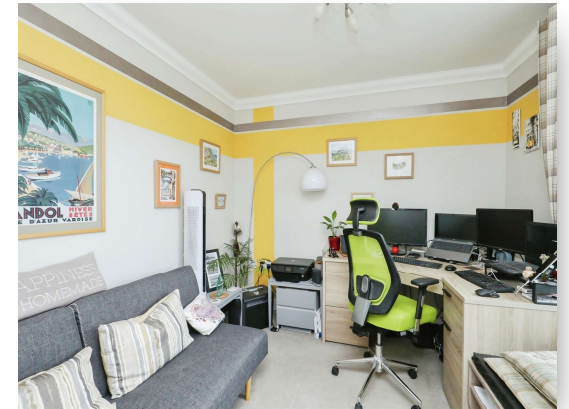


**Thetford Road, Watton Thetford IP25 6UX**

**welcome to**

**Thetford Road, Watton Thetford**

>> DOUBLE GARAGE!! A substantial 4/5 bedroom detached home, situated within close proximity to the Watton town centre. Boasting four double bedrooms, all with built-in wardrobes, master en-suite, family bathroom, front and rear gardens, driveway and double garage, fully loaded kitchen/diner & more!



## The Accommodation

Composite external entrance door opening to:

### Entrance Hall

Carpet flooring, staircase rising to first floor accommodation.

### Ground Floor Cloakroom

Part tiled suite comprising low level w.c, hand wash basin, radiator, laminate flooring.

### Study

9' 9" x 9' 7" ( 2.97m x 2.92m )

Carpet flooring, radiator, timber framed double glazed sash window to front aspect.

### Lounge

15' 6" x 12' 2" ( 4.72m x 3.71m )

Carpet flooring, radiator, television point, timber frame double glazed window to front (sash) & side aspect.

### Kitchen / Diner

29' 4" x 10' 6" ( 8.94m x 3.20m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl sink and drainer, range cooker with extractor over, integrated dishwasher, integrated fridge/freezer, laminate flooring, inset ceiling spotlights, UPVC double glazed windows to rear aspect, UPVC double glazed french doors opening to rear garden.

### Utility Room

7' 6" x 5' 4" ( 2.29m x 1.63m )

Floor fitted units with work surfaces over, plumbing for washing machine, inset sink and drainer, external entrance door opening to side aspect.

### Landing

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

### Bedroom 1

12' 2" x 12' + wardrobe ( 3.71m x 3.66m + wardrobe )

Carpet flooring, built-in wardrobe, radiator, timber framed double glazed window to front (sash) and side aspects.

### En-Suite

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, radiator, tiled flooring, timber framed double glazed sash window to front aspect.

### Bedroom 2

13' 6" max x 10' 11" ( 4.11m max x 3.33m )

Carpet flooring, built-in wardrobe, radiator, timber frame double glazed sash window to front aspect.

### Bedroom 3

10' 6" x 9' 3" ( 3.20m x 2.82m )

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

### Bedroom 4

11' 9" x 9' 1" ( 3.58m x 2.77m )

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

### Family Bathroom

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

### Outside

To the front of the property, a fully stocked garden with mature shrub borders decorates the frontage, with a further garden mainly laid to lawn giving even more outside spaces. A private gravel driveway provides parking for multiple vehicles and access to the double garage.

To the rear, another fully stocked and fully enclosed south-facing garden provides a wonderful space to unwind and relax in the warmer months, and hosts a lawn, flower beds and patio seating areas.

## Double Garage

20' 9" x 20' 9" ( 6.32m x 6.32m )

Power and light, up and over doors to front, central (removable) division, bar, side access.

## 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**

## **Thetford Road, Watton Thetford**

- Four double bedroom detached house
- Built-in Wardrobes
- Built by Hopkins Homes
- Remainder of NHBC guarantee
- Double Garage and Driveway

Tenure: Freehold EPC Rating: B

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108291 - 0003

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**william h brown**



**01953 881951**



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williamhbrown.co.uk**