



Thetford Road, Watton, Thetford, IP25 6BS

welcome to

Thetford Road, Watton, Thetford

> > BALCONY! A two bedroom apartment, located within the market town of Watton. Boasting two double bedrooms, family bathroom, kitchen/lounge/diner, communal areas, lift access, intercom security and parking!



The Accommodation

Entrance Hall

Radiator, intercom, loft hatch access, storage cupboard.

Lounge / Kitchen / Diner

21' 9" x 18' 2" (6.63m x 5.54m)

Lounge Area

Carpet flooring, two radiators, double glazed door opening to balcony.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, inset electric hob, integrated eye-level electric oven, integrated fridge/freezer, dishwasher, washing machine, tile effect flooring.

Bedroom 1

12' 4" x 12' (3.76m x 3.66m)

Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom 2

12' 1" x 9' 5" (3.68m x 2.87m)

Carpet flooring, radiator, double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, airing cupboard, heated towel rail.

Outside

The fully enclosed communal garden area is laid mainly to lawn with paved patio area and pathways, raised flower beds, plant and shrub borders, trees, pergola, seating areas and gate 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.



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



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welcome to

Thetford Road, Watton, Thetford

- Two bedroom apartment
- Over 55s restricted
- Bathroom
- Lounge/Kitchen/Diner
- Balcony
- Communal Spaces
- No onward chain
- Located close to the Watton town centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108311 - 0003

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