



**Thetford Road, Watton Thetford IP25 6BS**

**welcome to**

**Thetford Road, Watton Thetford**

> > OVER 55s! A two bedroom first-floor apartment, presented in excellent order throughout offering two spacious bedrooms, shower room, open-plan kitchen/lounge, double glazing and gas-fired central heating and is within easy reach of the Watton town centre.



## The Accommodation

### Entrance Hall

External entrance door to front aspect, carpet flooring, telephone point, radiator, double storage cupboard and access to all rooms.

### Kitchen / Living Room

12' 2" x 19' 5" ( 3.71m x 5.92m )

Fitted kitchen with a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, under-cabinet lighting, decorative tiled splashbacks, integrated electric oven with electric hob with concealed extractor over, integrated fridge / freezer, dishwasher and washing machine.

### Bedroom 1

12' x 11' 2" ( 3.66m x 3.40m )

With telephone point, carpet flooring, radiator and double glazed window.

### Bedroom 2

12' x 10' 4" ( 3.66m x 3.15m )

With telephone point, carpet flooring, radiator and double glazed window.

### Shower Suite

Partially tiled suite comprising low level W.C, hand wash basin, walk-in double shower cubicle and walk-in airing / storage cupboard.

### 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](http://www.focalagent.com)



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welcome to

## Thetford Road, Watton Thetford

- Two bedroom apartment for the over 55s
- Lift access in block
- Walking distance to the High Street
- Presented in excellent order throughout
- Shower room

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.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108276 - 0002

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