

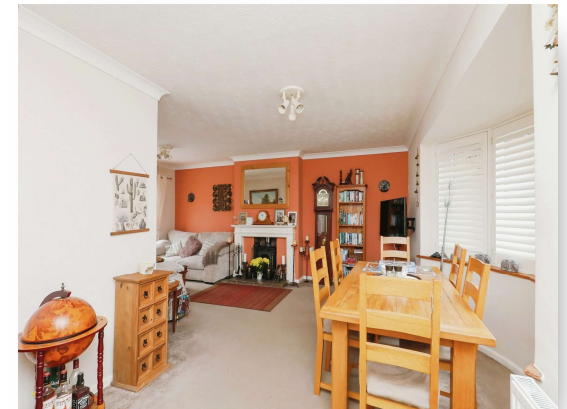


Nelson Court, Watton THETFORD IP25 6EW

welcome to

Nelson Court, Watton THETFORD

> > GARAGE! A three bedroom detached family home, located in the sought-after development of Nelson Court, which is situated within easy reach of the Watton town centre. Boasting plenty of off-road parking, generous gardens, conservatory, spacious L shaped lounge/diner and much more!



The Accommodation

External entrance door opening to:

Entrance Hall

Carpet flooring, radiator, staircase rising to the first floor accommodation.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, UPVC double glazed window to front aspect.

Lounge / Diner

19' 6" x 18' 8" (5.94m x 5.69m)

Carpet flooring, radiator, logburner with surround, radiator, UPVC double glazed bay window to front aspect.

Kitchen

15' 2" x 9' 5" (4.62m x 2.87m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, space for cooker with extractor over, space for under-counter fridge/freezer, inset one and a half bowl sink and drainer, UPVC double glazed window to rear aspect.

Utility Room

8' 4" x 6' 6" (2.54m x 1.98m)

Floor and wall mounted fitted units work work surfaces over, plumbing for washing machine, UPVC double glazed window to rear aspect, external entrance door opening to rear garden, tiled flooring.

Conservatory

7' 9" x 7' 5" (2.36m x 2.26m)

Of UPVC double glazed construction, french doors opening to side aspect, oak flooring.

First Floor Landing

Carpet flooring, radiator, loft hatch access.

Bedroom 1

14' 6" x 8' 9" (4.42m x 2.67m)

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

Bedroom 2

11' 8" x 9' 5" (3.56m x 2.87m)

Laminate flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

9' 8" x 8' 9" (2.95m x 2.67m)

Laminate flooring, radiator, UPVC double glazed window to front aspect, built-in storage.

Family Bathroom

Suite comprising low level w.c, hand wash basin, wood panel bath with shower fixture over, UPVC double glazed window to rear aspect.

Separate First Floor W.C

Suite comprising low level w.c, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a gravel driveway provides parking for multiple vehicles and access to the garage. Flower beds, shrubs and trees decorate the kerb appeal.

To the rear, a fully enclosed garden provides wonderful place to unwind and relax with a patio seating area, lawn and various flower beds.

Garage

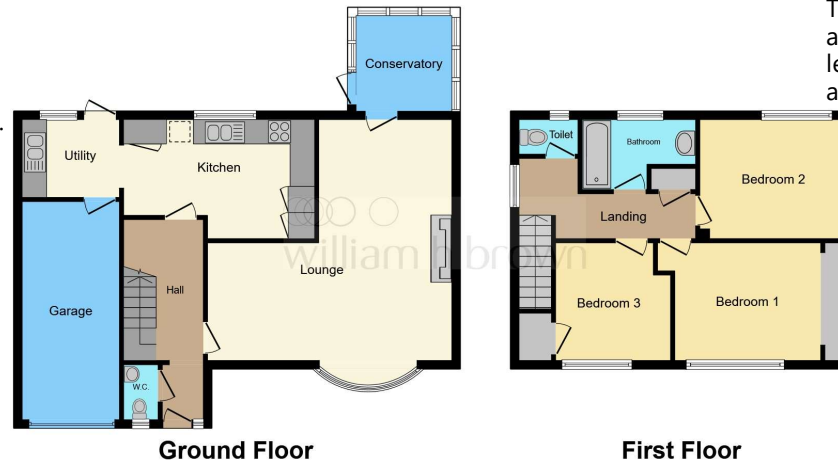
18' 1" x 8' 5" (5.51m x 2.57m)

Up and over door to front, power and light, internal 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

Nelson Court, Watton THETFORD

- Three bedroom detached house
- Garage and driveway
- UPVC double glazed windows & gas-fired central heating
- Generous L-shaped lounge/diner
- Conservatory

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108034 - 0004

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