



Nelson Court, Watton Thetford IP25 6EL

welcome to

Nelson Court, Watton Thetford

> > GARAGE AND DRIVEWAY! A large four bedroom detached chalet bungalow, located within a sought-after development in the market town of Watton. Boasting four spacious bedrooms, two bathrooms, utility room, separate dining room, generous plot and more!



The Accommodation

UPVC part glazed door opening to:

Entrance Hall

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

Lounge

15' 4" x 12' 8" (4.67m x 3.86m)

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

Dining Room

12' x 10' 1" (3.66m x 3.07m)

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

Kitchen / Breakfast Room

19' 5" x 10' 3" (5.92m x 3.12m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, plumbing for dishwasher, eye-level inset electric double oven, space for under-counter fridge/freezer, tiled splashbacks, built-in storage cupboard, airing cupboard, storage heater, breakfast bar, tile-effect flooring, UPVC double glazed window to rear aspect.

Utility Room

9' 1" x 7' 8" (2.77m x 2.34m)

A range of wall and floor mounted fitted units with work surfaces over, plumbing for washing machine, space for tumble dryer, inset stainless steel sink and drainer, tile effect flooring, UPVC double glazed window to rear aspect, external entrance door opening to rear garden.

Bedroom 4

10' 9" x 8' 11" (3.28m x 2.72m)

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

Ground Floor Shower Room

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, shaving socket, heated towel

rail, vinyl flooring, UPVC double glazed window to side aspect.

Landing

Carpet flooring, loft hatch access, built-in storage cupboard.

Bedroom 1

12' 7" x 12' (3.84m x 3.66m)

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

Bedroom 2

11' 4" x 8' 11" (3.45m x 2.72m)

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

Bedroom 3

9' x 7' 11" (2.74m x 2.41m)

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

Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, panel corner bath, radiator, UPVC double glazed window to side aspect.

Outside

To the front of the property, a tarmac drive leads up to the property where you will find the garage, and parking for multiple vehicles. The front garden, is mainly laid to lawn, and is decorated with mature shrubs and beds. To the rear, a further garden can be found, which is also mainly laid to lawn, and hosts a patio seating area, and mature shrubs.

Garage

Up and over door to front.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Nelson Court, Watton Thetford

- Four bedroom detached chalet bungalow
- Garage and driveway
- Potential to improve
- Generous front and rear gardens
- Gas-fired central heating

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107968 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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