



**Nelson Court, Watton, Thetford, IP25 6EW**

**welcome to**

**Nelson Court, Watton, Thetford**

> > NO ONWARD CHAIN! A three bedroom detached bungalow, offered with the opportunity to improve, situated in the sought-after development of Nelson Court. Boasting three spacious bedrooms, conservatory, utility room, garage and driveway!!



## Description

William H Brown are extremely pleased to bring to market this three bedroom detached bungalow, situated in the popular development of Nelson Court and offered for sale with NO ONWARD CHAIN! A fabulous opportunity, this property is situated close to the Watton town centre which hosts a variety of amenities and facilities including shops, takeaways, cafes, pubs, dentist, doctors surgery, schools and more!

In brief, the accommodation comprises; entrance hall, spacious lounge, kitchen, conservatory, utility room/porch, three bedrooms and a family bathroom. Coupled with the accommodation, the property also benefits from gas-fired central heating, solar panels, a fully enclosed rear garden, corner plot, driveway parking and garage.

Appealing to an assortment of buyers, this property is sure to be popular! Enquire with the office now to arrange your early and internal inspection!

## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

Carpet flooring, radiator, loft hatch access.

### Lounge

19' 11" x 11' 10" ( 6.07m x 3.61m )  
Carpet flooring, radiator, UPVC double glazed window to front and side aspects.

### Kitchen

11' 11" x 11' 11" ( 3.63m x 3.63m )  
A range of wall and floor mounted fitted kitchen units with work surfaces over, electric double oven, integrated electric hob with extractor over, inset one and a half bowl sink and drainer, tiled splashbacks, radiator, inset ceiling spotlights, UPVC double glazed window to side aspect.

## Utility Room / Porch

Plumbing for washing machine, carpet flooring, UPVC double glazed window to rear aspect.

## Conservatory

11' 1" x 10' ( 3.38m x 3.05m )  
Of UPVC and brick construction, tiled flooring, external entrance door to side aspect.

## Bedroom 1

11' 11" x 11' ( 3.63m x 3.35m )  
Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to front aspect.

## Bedroom 2

11' 11" x 8' 5" ( 3.63m x 2.57m )  
Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to side aspect.

## Bedroom 3

10' x 7' 11" ( 3.05m x 2.41m )  
Carpet flooring, patio doors opening to conservatory, radiator.

## Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, walk-in shower cubicle, UPVC double glazed obscured window to rear aspect.

## Outside

To the front of the property, a driveway provides parking for multiple vehicles and access to the garage. The property is situated on a corner plot so benefits from a large front garden which is mainly laid to lawn. To the rear, a fully enclosed garden which is also laid to lawn features a patio seating area and shrubs.

## Garage

17' 5" x 8' 10" ( 5.31m x 2.69m )  
Up and over door to front, power and light.

## 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 Nelson Court, Watton, Thetford

- Three bedroom detached bungalow
- Garage & driveway
- UPVC double glazed windows
- Gas-fired central heating
- Fully enclosed rear garden, corner plot
- NO ONWARD CHAIN
- Conservatory
- Situated in a sought-after development close to town

Tenure: Freehold EPC Rating: B

offers in excess of  
**£270,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108343 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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