



**Brandon Road, Watton Thetford IP25 6LB**

**welcome to**

**Brandon Road, Watton Thetford**

> > NO ONWARD CHAIN! A detached four bedroom family home, located in the market town of Watton. Boasting double garage, driveway parking, gas-fired central heating, UPVC double glazed windows, open plan lounge/diner, utility room, fully equipped kitchen and more!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

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

### Cloakroom

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

### Lounge

22' 3" x 11' 11" ( 6.78m x 3.63m )

Carpet flooring, radiator, electric fire, UPVC double glazed window to front aspect, patio doors opening to rear garden.

### Dining Room

12' 8" x 10' 7" ( 3.86m x 3.23m )

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

### Kitchen

16' 4" x 9' 9" ( 4.98m x 2.97m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, integrated fridge/freezer, inset gas-fired hob with extractor over, plumbing for dishwasher, inset sink and drainer, UPVC double glazed windows to rear and side aspects.

### Utility Room

9' 1" x 5' 6" ( 2.77m x 1.68m )

Floor units with work surfaces over, inset sink and drainer, radiator, UPVC double glazed window to front aspect, external entrance door to side aspect.

### First Floor Landing

Carpet flooring, radiator, airing cupboard, loft hatch access.

### Bedroom 1

11' 11" x 11' 4" ( 3.63m x 3.45m )

Carpet flooring, radiator, UPVC double glazed window to front aspect, door opening to:

### Dressing Room

5' 8" x 4' ( 1.73m x 1.22m )

Carpet flooring.

### En-Suite Shower Room

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, tile-effect flooring, UPVC double glazed obscured window to front aspect.

### Bedroom 2

12' 1" x 11' 4" ( 3.68m x 3.45m )

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

### Bedroom 3

12' 8" x 10' 7" ( 3.86m x 3.23m )

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

### Bedroom 4

10' 7" x 8' 8" ( 3.23m x 2.64m )

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

### Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, tile-effect flooring, UPVC double glazed obscured window to rear aspect.

### Outside

To the front of the property, a slabbed pathway leads up to the external entrance door and hedging provides privacy from the front aspect. The rear garden can be accessed via the side, where you can find flower beds and a variety of mature shrubs and trees. The driveway parking and double garage can also be found to the rear, with the driveway providing parking for multiple vehicles.

### Double Garage

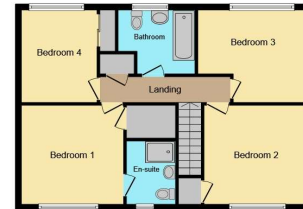
Power and light, up and over doors to front, side access.

### Location

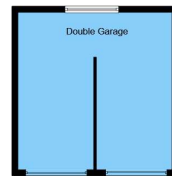
The market town of Watton has a range of amenities including a supermarket, chemist and infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports 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 nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.



Ground Floor



First Floor



Garage

  
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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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## **Brandon Road, Watton Thetford**

- Detached four bedroom family home
- Double garage
- Driveway parking
- NO ONWARD CHAIN
- Located within the market town of Watton

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108387 - 0002

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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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