



**Shire Horse Way, Watton Thetford IP25 6YB**

**welcome to**

**Shire Horse Way, Watton Thetford**

> > ECO EFFICIENT! This well-presented four bedroom Abel built home is well situated in the market town of Watton boasting a dining room/study room, kitchen/breakfast room, en suite shower room, front & rear gardens and double garage and much more!



### Entrance Hall

External entrance door leading to the front aspect, radiator, stairs to first floor landing, under stair storage.

### Cloakroom

Suite comprising low level w.c, hand wash basin and radiator.

### Kitchen / Breakfast Room

24' 9" x 8' 8" ( 7.54m x 2.64m )

Fitted kitchen with wall and base units with work surfaces over, inset single drainer 1 1/2 bowl sink with mixer tap over, electric oven, gas hob with cooker hood over, plumbing for washing machine, integrated dishwasher, tiled splashbacks, tiled flooring, water softer machine, integrated fridge freezer, radiator, triple glazed window to the side and front aspects, doors leading to rear garden.

### Lounge

15' 7" max, plus bay window x 10' 11" ( 4.75m max, plus bay window x 3.33m )

Radiator, telephone point, television point, triple glazed bay window to the side aspect, double triple window to the rear aspect, doors leading to the rear garden.

### Dining Room / Study

8' 6" x 13' 4" ( 2.59m x 4.06m )

Radiator, telephone point, triple glazed windows to the front and side aspects.

### First Floor Landing

Airing cupboard.

### Bedroom One

10' 11" x 10' 4" ( 3.33m x 3.15m )

Built in wardrobes, radiator, television point, triple glazed window to the side aspect, door leading to en suite.

### En Suite

Suite comprising low level w.c, hand wash basin, fully tiled shower cubicle, tiled splashbacks, tiled flooring, spotlights, extractor fan, triple glazed window to the rear aspect.

### Bedroom Two

8' x 10' 11" ( 2.44m x 3.33m )

Radiator, triple glazed window to the front aspect.

### Bedroom Three

8' 8" x 13' 5" ( 2.64m x 4.09m )

Radiator, triple glazed window to the rear and side aspect.

### Bedroom Four

8' 6" x 7' 1" ( 2.59m x 2.16m )

Radiator, triple glazed windows to the front and side aspect.

### Bathroom

Suite comprising low level w.c, hand wash basin and vanity, panelled bath with mixer taps and shower attachment, fully tiled shower cubicle, shaving point, heated chrome towel rail, extractor fan, triple glazed frosted window to the side aspect.

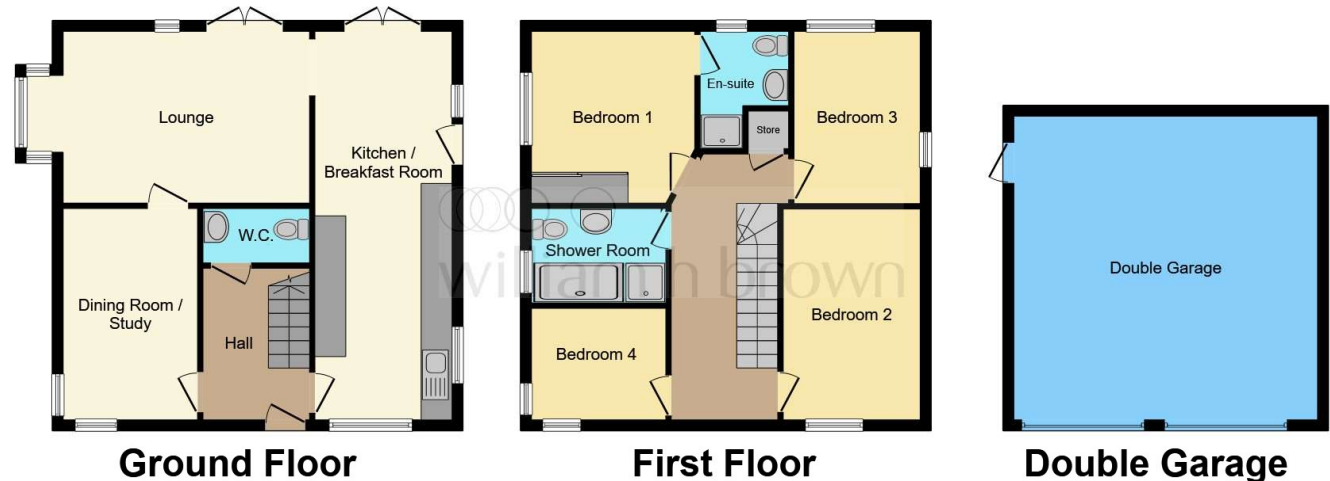
### Outside

The front of the property includes driveway with double garage and plant and shrub areas.

The rear of the property is laid mainly to lawn, with mature plant, bush and shrub areas, patio, canopy, enclosed by fencing, gate access leading to the driveway.

### Garage

With power and light, electric operated garage doors, personal entrance door.



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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## **Shire Horse Way, Watton Thetford**

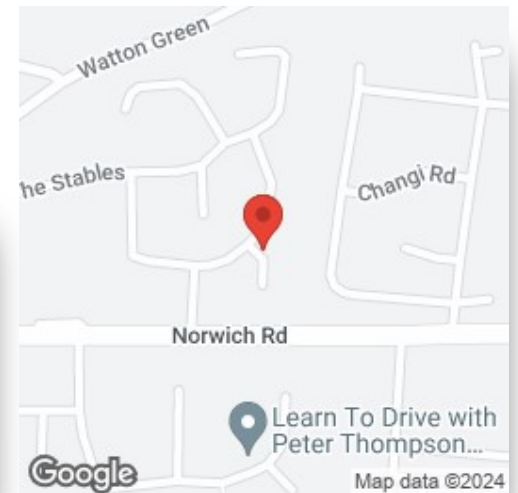
- Detached Abel Built Home
- Four Bedrooms
- Solar Panels, Burglar Alarm & Eco Efficient
- Cloakroom, En-Suite & Family Bathroom
- Dining Room/Study

Tenure: Freehold EPC Rating: Awaited

# £325,000

### **directions to this property:**

From our William H Brown office, proceed to the traffic lights from the High Street and continue onto Norwich Road. Continue straight over the mini-roundabout, then take the third left onto Shire Horse Way where the property will be immediately on your left.



Please note the marker reflects the postcode not the actual property

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