



**Sandringham Court, Watton Thetford IP25 6XD**

**welcome to**

**Sandringham Court, Watton Thetford**

> > NEWLY RENOVATED THROUGHOUT! This stunning detached family home boasts from a large open plan kitchen/lounge/diner, study, front and rear gardens, garage and driveway parking. The property is being offered with no onward chain so call today to avoid disappointment!



### Entrance Hall

Front entrance door, radiator, staircase to first floor landing, doors to:

### Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, tiled splashbacks, UPVC double glazed side window.

### Lounge

UPVC double glazed double doors and windows to the rear, brick fire place with surround and hearth, radiator, opening onto kitchen/diner.

### Kitchen / Diner

Newly fitted kitchen with a matching range of base, wall and drawer units, marble work surfaces, ceramic butler sink with Quooker boiling water tap, built in induction hob, built in double eyeliner oven, built in fridge freezer, built in dishwasher, vertical radiator, under stair storage cupboard, UPVC double glazed front and rear windows.

### Study

UPVC double glazed front window, radiator.

### First Floor Landing

UPVC double glazed front window, radiator, doors to:

### Bedroom One

UPVC double glazed front window, built in double wardrobes, feature wall panelling.

### Bedroom Two

UPVC double glazed front window, radiator.

### Bedroom Three

UPVC double glazed rear window, radiator.

### Bedroom Four

UPVC double glazed rear window, storage cupboard, radiator.

### Bathroom

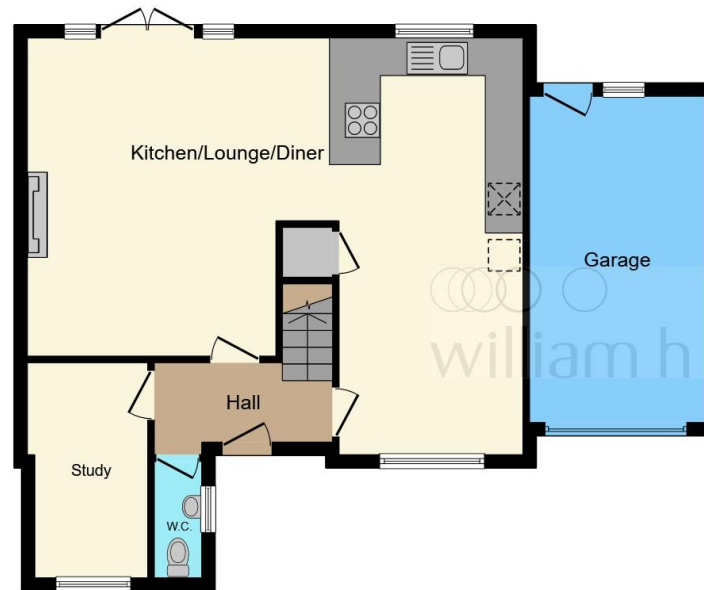
Fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin, karndean flooring, tiling, radiator, UPVC double glazed rear window, airing cupboard.

### Outside

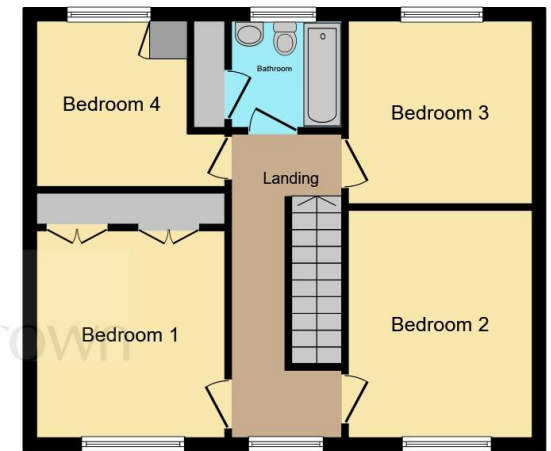
To the front of the property there is lawned garden with mature shrubs and hedging, access pathway to the front door and driveway parking which leads to the garage. To the rear of the property there is lawned garden with a patio and is enclosed by mature hedging and trees.

### Garage

With power, light, window to rear aspect, up and over front door and personal door access.



Ground Floor



First Floor

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)



**view this property online** [williamhbrown.co.uk/Property/WAT108290](http://williamhbrown.co.uk/Property/WAT108290)



welcome to

## Sandringham Court, Watton Thetford

- No Onward Chain
- Detached Family Home
- Newly Renovated Throughout
- Stunning Open Plan Kitchen/Lounge/Diner
- Study

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WAT108290](https://www.williambrown.co.uk/Property/WAT108290)



Property Ref:  
WAT108290 - 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.

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.



william h brown



**01953 881951**



Watton@williambrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williambrown.co.uk**