



Aircraft Drive, Watton Thetford IP25 6ZA

welcome to

Aircraft Drive, Watton Thetford

****IMMACULATE THROUGHOUT**** A sizeable 3 bedroom end-terraced house, built in 2020 and boasting the remainder of its NHBC guarantee. Further offering an open plan kitchen/diner, en suite facilities, well-tended gardens, stunning views from your doorstep & 2 allocated parking spaces!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator and doors opening to lounge and kitchen/diner. Further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring and radiator.

Lounge

15' 5" x 10' 11" (4.70m x 3.33m)

With fitted carpet flooring, TV point, phone point, radiator, double glazed windows to front and side aspects. Double doors opening to;

Kitchen/Diner

17' 8" x 9' (5.38m x 2.74m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in Neff double oven with gas hob and extractor hood, integrated Hot Point dishwasher and washing machine, space for free standing fridge freezer, wood effect flooring, radiator, double glazed window to rear aspect and double glazed French style doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 10" x 10' 3" (3.61m x 3.12m)

With fitted carpet flooring, built-in wardrobe, TV point, phone point, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, fully tiled walk-in shower cubicle, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

10' 4" x 9' 6" (3.15m x 2.90m)

With fitted carpet flooring, TV point, phone point, radiator and double glazed window to front aspect.

Bedroom Three

8' 10" x 7' (2.69m x 2.13m)

With fitted carpet flooring, TV point, phone point, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, radiator and double glazed obscure glass window to front aspect.

Outside

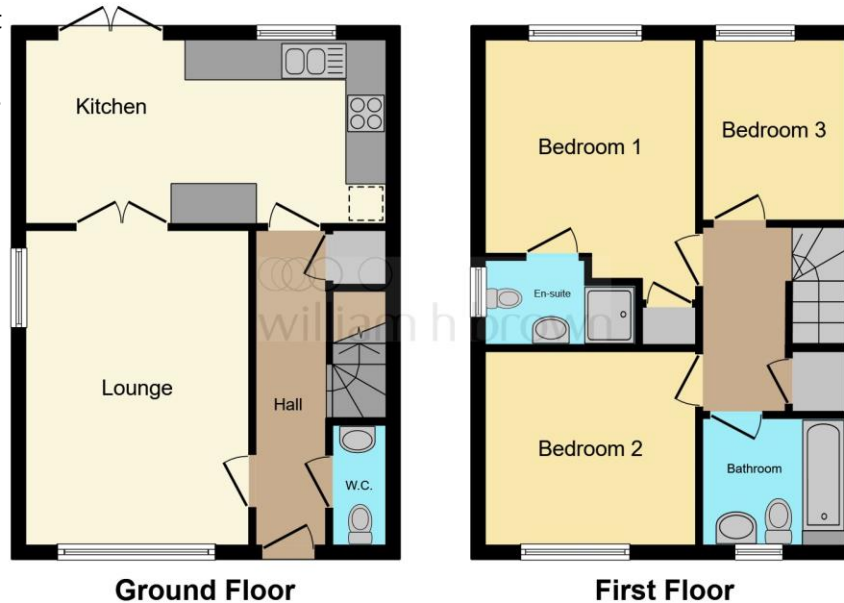
The property sits on a delightful plot overlooking the communal greens within this sought-after development, with the front offering well-tended lawn, various shrub beds and paved access leading to the main entrance. To the side of the property, you will find the two allocated off road parking spaces.

Step outside to discover the immaculate rear garden, laid predominantly to well-tended lawn with charming patio areas, perfect for outside entertaining and dining in the warmer months of the year. The property is fully enclosed by timber fencing and enjoys numerous plant borders and gated access to the rear aspect.

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 area can also be reached in under an hour.



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



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Aircraft Drive, Watton Thetford

- 3 Bedroom End-Terraced House, Built In 2020
- Overlooks Communal Green Space
- Open Plan Kitchen/Diner
- Master Bedroom En Suite Facilities
- Gas Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107838 - 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.



william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk