



Queensway, Watton Thetford IP25 6BL

welcome to

Queensway, Watton Thetford

> > NO ONWARD CHAIN! This well presented three bedroom semi-detached is well positioned in the market town of Watton. The property benefits from a newly fitted kitchen, four piece bathroom, garage & driveway parking and much more! Call us today to arrange your viewing!

The Accommodation **Entrance Hall**

Front entrance door, UPVC double glazed front window, tiled flooring, doors to cloakroom, lounge, conservatory and garage, opening onto kitchen.

Cloakroom

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

Lounge

18' 2" x 12' 9" (5.54m x 3.89m)
UPVC double glazed sliding patio door to the rear garden, log burner, laminate flooring, carpeted staircase to first floor landing.

Kitchen / Diner

15' x 10' 4" (4.57m x 3.15m)
Fitted with a range of base, wall and drawer units, marble effect work tops, inset 1 1/2 ceramic bowl sink unit, inset gas hob with cooker hood over, built in electric eye-line double oven, space for fridge freezer, kitchen island, larder cupboard, plumbing for washing machine, wall mounted gas central heating boiler, ceiling spotlights, plinth heater, tiled splashbacks, two UPVC double glazed front windows.

Conservatory

11' 5" x 10' 11" (3.48m x 3.33m)
UPVC double glazed rear and side windows, tiled flooring, UPVC double glazed French doors to the side.

First Floor Landing

Storage cupboards, doors to:

Bedroom One

12' 9" max x 9' 7" max (3.89m max x 2.92m max)
UPVC double glazed front window, full wall wardrobe fitted with three sliding mirrored doors providing ample storage space, radiator.

Bedroom Two

13' 1" max x 10' 7" max (3.99m max x 3.23m max)
UPVC double glazed rear window, radiator.

Bedroom Three

8' 7" x 7' 3" (2.62m x 2.21m)
UPVC double glazed rear window, radiator.

Bathroom

Fitted with a four piece white suite comprising bath with shower attachment, shower cubicle, WC, pedestal wash hand basin, tiling, laminate flooring, heated towel rail, UPVC double glazed front windows.

Outside

To the front of the property there is a lawned garden with mature flowerbeds and borders with a pathway leading to the front door. There is ample off road parking leading to an attached garage which has an electric roller door, power and light and door to the hall. To the rear of the property there is a lawned garden with two patio areas, sheltered timber built gazebo and storage shed. The garden is enclosed by fencing.

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.



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Queensway, Watton Thetford

- No Onward Chain
- Three Bedroom Semi-Detached Family Home
- Cloakroom & Four Piece Bathroom
- Conservatory
- Front & Rear Gardens

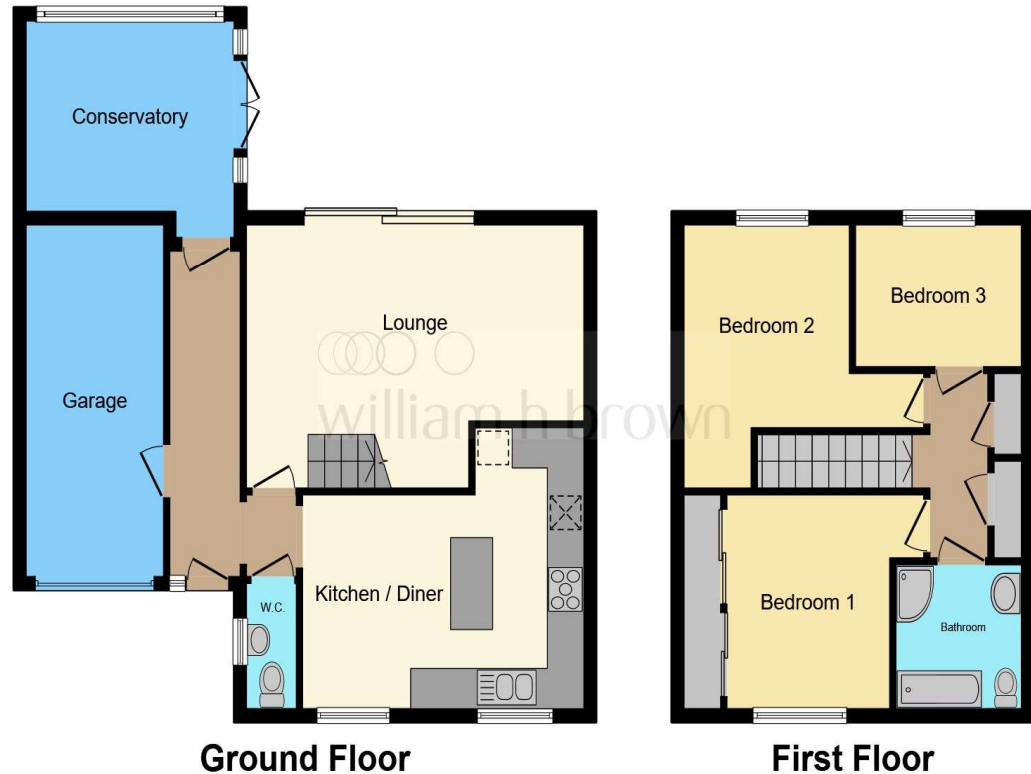
Tenure: Freehold EPC Rating: C

offers in excess of

£260,000

directions to this property:

Leave Watton on the Thetford Road (A1075), then take the first right onto Merton Road. Take the fourth right onto Jubilee Road and then the first right onto Queensway where the property will be located on your left.



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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Property Ref:
WAT108373 - 0005

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 **william h brown**



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk