



Pingo Road, Watton Thetford IP25 6ZB

welcome to

Pingo Road, Watton Thetford

>> GARAGE AND DRIVEWAY! An imposing four bedroom detached home built in 2019, boasting master en-suite, spacious lounge, kitchen, separate dining room, fully enclosed and private rear garden and within walking distance to local amenities and facilities.



The Accommodation

Entrance Hall

Carpet flooring, radiator, built-in storage, staircase rising to first floor accommodation.

Ground Floor W.C.

Suite comprising low level w.c, hand wash basin, radiator, tiled flooring, wood-framed double glazed obscured window to side aspect.

Lounge

15' 3" x 12' 8" (4.65m x 3.86m)

Carpet flooring, radiator, wood-framed double glazed window to side aspect, UPVC double glazed french doors opening to rear garden.

Dining Room

9' 11" x 8' 10" (3.02m x 2.69m)

Carpet flooring, radiator, wood-framed double glazed sash-style windows to front aspect.

Kitchen

12' 9" x 12' 4" (3.89m x 3.76m)

A diverse range of wall and floor mounted fitted kitchen units with wood-effect surfaces over, electric double oven, integrated undercounter refrigerator, dishwasher, integrated gas hob with extractor over, inset 1 1/2 bowl sink and drainer, understairs storage, LVT flooring, wood-framed double glazed window to rear aspect.

Utility Room

8' 7" x 7' 5" (2.62m x 2.26m)

A range of wall and floor mounted fitted units with surfaces over, radiator, LVT flooring, space for fridge/freezer, external entrance door to side.

First Floor Landing

Carpet flooring, radiator, airing cupboard.

Bedroom 1

16' 4" into wardrobe x 10' 4" (4.98m into wardrobe x 3.15m)

Carpet flooring, radiator, built-in storage cupboard and built-in wardrobe, radiator, wood-framed double

glazed sash-style window to front aspect.

Master En-Suite

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, extractor, radiator, wood-framed double glazed obscured window to side aspect.

Bedroom 2

10' 10" plus wardrobe x 8' 11" (3.30m plus wardrobe x 2.72m)

Carpet flooring, radiator, built in storage, wood-framed double glazed sash-style window to front aspect.

Bedroom 3

9' 6" x 9' 4" (2.90m x 2.84m)

Carpet flooring, radiator, built-in storage, loft hatch access, wood-framed double glazed window to rear aspect.

Bedroom 4

9' 10" plus wardrobe x 8' max (3.00m plus wardrobe x 2.44m max)

Carpet flooring, radiator, built-in wardrobe, wood-framed double glazed window to rear aspect.

Family Bathroom

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

Outside

The property is accessed via a gravel driveway off of Pingo Road, situated on a corner plot, unrivalled levels of privacy are offered creating a tranquil location on the idyllic development. The front garden is beautifully decorated with mature shrubs and bark, with a paved pathway giving access to the front entrance.

The rear garden is stunning, surrounded by trees and is completely private, not being directly overlooked by neighbouring properties. A patio seating area which winds around the rear of the property to the

back of the garage, provides a great space for enjoying al-fresco dining in the warmer months or a glass of wine in the evening, with many spaces allowing to display potted plants and creating your own gardeners paradise.

A side garden provides additional outdoor space, with an enclosed vegetable patch. It truly is surprising how much the plot offers as most is well-hidden away.

Garage

22' 11" x 10' 7" (6.99m x 3.23m)

Power and light, storage above, up and over door to front, side access.

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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Pingo Road, Watton Thetford

- Four bedroom detached house built in 2019
- Remainder of NHBC guarantee
- Garage and driveway
- Fully enclosed and private rear garden
- Separate dining room

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108455 - 0003

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