



**George Trollope Road, Watton Thetford IP25 6AS**



**welcome to**

## **George Trollope Road, Watton Thetford**

> > **VENDOR HAS FOUND!** A three bedroom semi-detached property, located close to local amenities and facilities, presented in excellent order throughout. Boasting a garage, driveway, garden room, fully enclosed rear garden and much more!

### **The Accommodation**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Tiled flooring, storage cupboard, open plan into:

### **Utility Room**

Tiled flooring, plumbing for washing machine, UPVC double glazed window to rear aspect, UPVC part glazed external entrance door opening to rear garden.

### **Kitchen**

13' 6" x 7' ( 4.11m x 2.13m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, integrated dishwasher, integrated fridge, breakfast bar, electric oven, inset hob with extractor over, tiled flooring, UPVC double glazed window to rear aspect.

### **Dining Room**

11' 5" x 9' ( 3.48m x 2.74m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

### **Lounge**

19' x 11' ( 5.79m x 3.35m )

Carpet flooring, radiator, fireplace with bricksurround, UPVC double glazed window to front aspect.

### **Garden Room**

10' 3" x 9' 3" ( 3.12m x 2.82m )

Tiled flooring, UPVC double glazed windows to side and rear aspects, french doors opening to rear garden.

### **Bedroom 1**

11' x 10' 11" ( 3.35m x 3.33m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

### **Bedroom 2**

11' x 10' 4" ( 3.35m x 3.15m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

### **Bedroom 3**

7' 11" x 7' 1" ( 2.41m x 2.16m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, shower cubicle, panel bath, fully tiled walls, UPVC double glazed window to rear aspect.

### **Garage**

Power and light, french doors opening to rear garden.

### **Outside**

To the front of the property, a mature garden which is mainly laid to lawn decorates the front kerb appeal. A driveway provides parking for multiple vehicles and access to the garage.

To the rear, a fully enclosed garden provides a tranquil and peaceful area to relax and unwind in the warmer months, and is mainly laid to lawn with patio seating areas. A shed outbuilding provides additional storage.

### **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 areas can be reached in under an hour also.



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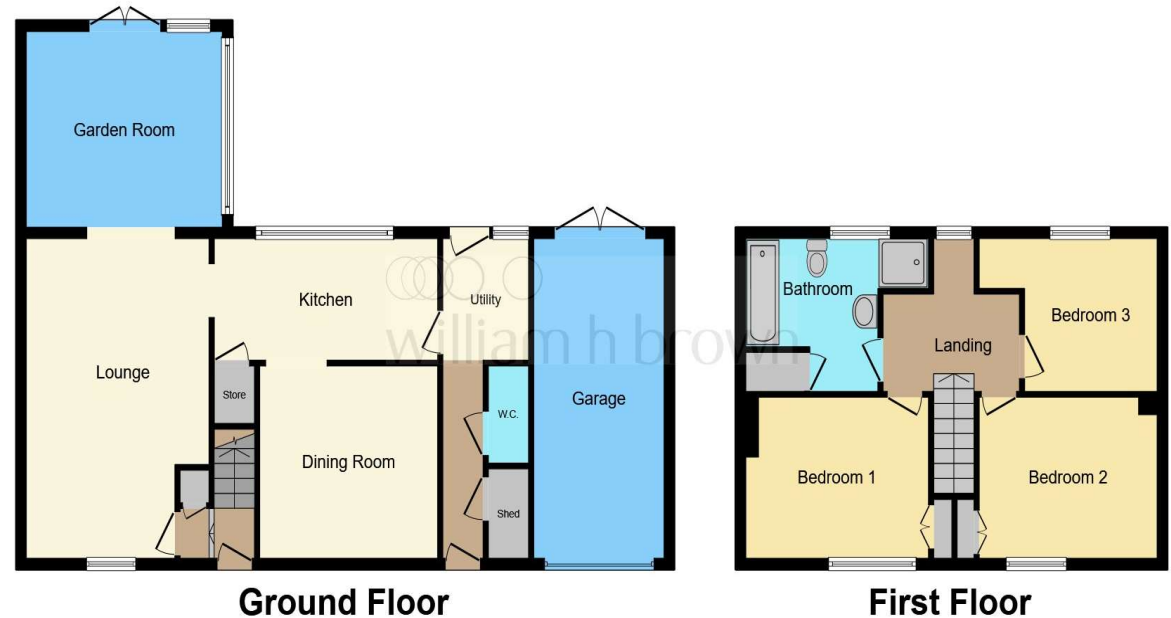
## George Trollope Road, Watton Thetford

- Three bedroom semi-detached house
- Garden room
- Utility room
- Cloakroom W.C
- Separate dining room and lounge

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£220,000**



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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Property Ref:  
WAT108496 - 0002

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