



Brandon Road, Watton Thetford IP25 6LB

welcome to

Brandon Road, Watton Thetford

> > DRIVEWAY AND GARAGE! A detached four bedroom family home located within easy reach of the Watton town centre. Boasting four spacious bedrooms, family bathroom, kitchen/diner, generous lounge, fully enclosed rear garden with covered seating areas, driveway and garage, and much more!

The Accommodation

UPVC external entrance door opening to:

Entrance Hall

Laminate flooring, radiator, staircase rising to the first floor accommodation.

Lounge

20' x 12' 1" (6.10m x 3.68m)

Carpet flooring, electric fire, UPVC double glazed window to front and side aspects.

Kitchen / Diner

19' 11" x 15' 8" max (6.07m x 4.78m max)

A range of wall and floor mounted kitchen units with work surfaces over, space for appliances, inset hob with extractor over, double oven, tiled flooring, UPVC double glazed windows to rear and side aspects, external entrance door to rear aspect.

Landing

Carpet flooring, UPVC double glazed window to side aspect.

Bedroom 1

11' 10" x 10' 7" (3.61m x 3.23m)

Carpet flooring, radiator, UPVC double glazed windows to side and rear aspects.

Bedroom 2

11' 3" x 10' (3.43m x 3.05m)

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

Bedroom 3

10' 8" x 9' 11" + wardrobe (3.25m x 3.02m + wardrobe)

Laminate flooring, radiator, UPVC double glazed windows to front and side aspects.

Bedroom 4

8' 11" x 6' 11" (2.72m x 2.11m)

Laminate flooring, radiator, UPVC double glazed window to rear aspects.

Family Bathroom

Fully tiled suite comprising hand wash basin, heated towel rail, panel bath with shower over, UPVC double glazed window to side aspect.

Cloakroom

Suite comprising low level w.c, hand wash basin, UPVC double glazed window to side aspect.

Outside

To the front of the property, a gravel driveway provides parking for multiple vehicles and access to the detached garage. Shrubs & trees provide privacy and kerb appeal to the front aspect. To the rear, a fully enclosed garden can be found which is mainly laid to lawn, with shrubs decorating the border. A seating area laid to decking with canopy provides a wonderful space for entertaining no matter the weather.

Garage

18' 6" x 9' 3" (5.64m x 2.82m)

Power & Light, external access to side.

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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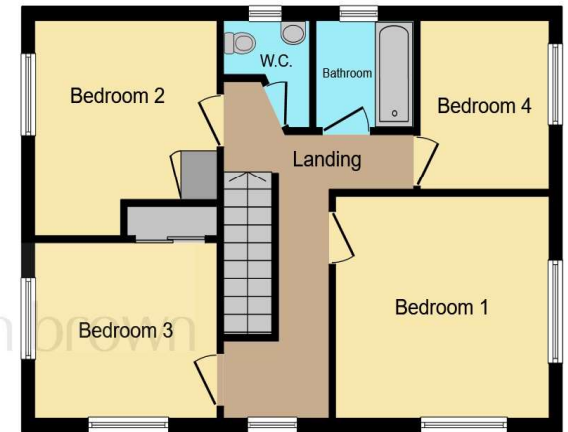
- Detached four bedroom family house
- Vendors have found
- Well-presented throughout
- Driveway parking and garage
- Oil-fired central heating, UPVC double glazed windows

Tenure: Freehold EPC Rating: D

£325,000



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

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Property Ref:
WAT108489 - 0002

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