



**Eastern Road, Watton Thetford IP25 6PA**

**welcome to**

## **Eastern Road, Watton Thetford**

> > EN-SUITE! A four bedroom semi-detached family home located within the market town of Watton. Boasting en-suite shower room, modern fitted kitchen / diner, family bathroom suite, fully enclosed rear garden, allocated parking and much more!

### **The Accommodation**

UPVC external entrance door opening to:

### **Entrance Hall**

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

### **Ground Floor Cloakroom**

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

### **Lounge**

15' 5" x 11' 7" ( 4.70m x 3.53m )

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

### **Kitchen / Diner**

22' 9" x 10' 1" ( 6.93m x 3.07m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, tiled flooring, radiator, electric double oven, inset one and a half sink and drainer, gas-fired hob, washing machine, integrated dishwasher, UPVC double glazed window to rear aspects, french doors to rear aspect.

### **First Floor Landing**

Carpet flooring, UPVC double glazed window to side aspect.

### **Bedroom 1**

12' 11" x 11' 7" ( 3.94m x 3.53m )

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to front aspect.

### **En-Suite Shower Room**

Suite comprising low level w.c, hand wash basin, radiator, shower cubicle.

### **Bedroom 2**

11' 4" x 8' 5" ( 3.45m x 2.57m )

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

### **Bedroom 3**

9' 5" x 8' 2" ( 2.87m x 2.49m )

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

### **Bedroom 4**

9' 10" x 7' 4" ( 3.00m x 2.24m )

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

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, UPVC double glazed window to rear aspect.

### **Outside**

To the front of the property, a pathway leads from the allocated parking to the front external entrance door. To the rear, a fully enclosed garden is mainly laid to lawn, with a patio seating area, shed and mature shrubs.

### **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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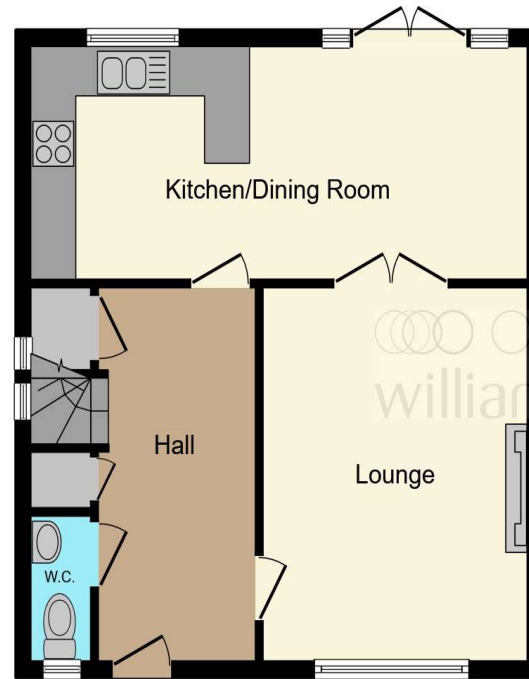
welcome to

## Eastern Road, Watton Thetford

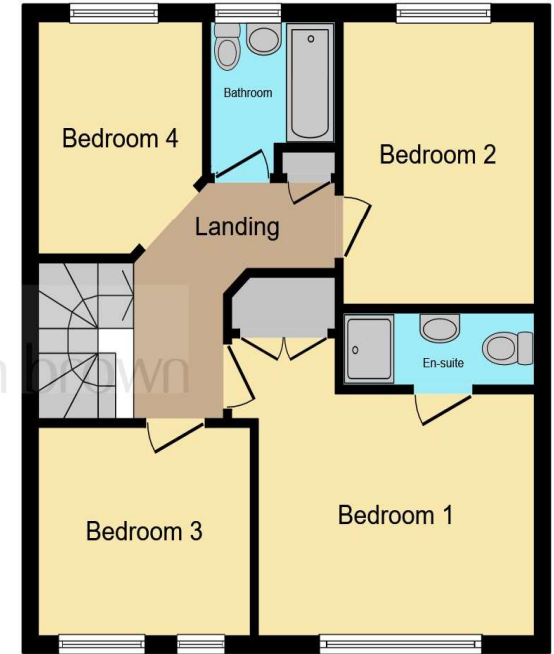
- Four bedroom semi-detached family home
- Located within the market town of Watton
- UPVC double glazed windows, gas-fired central heating
- Allocated parking
- Master en-suite shower room

Tenure: Freehold EPC Rating: B

**£290,000**



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](http://www.focalagent.com)

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Property Ref:  
WAT108521 - 0002

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