



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.

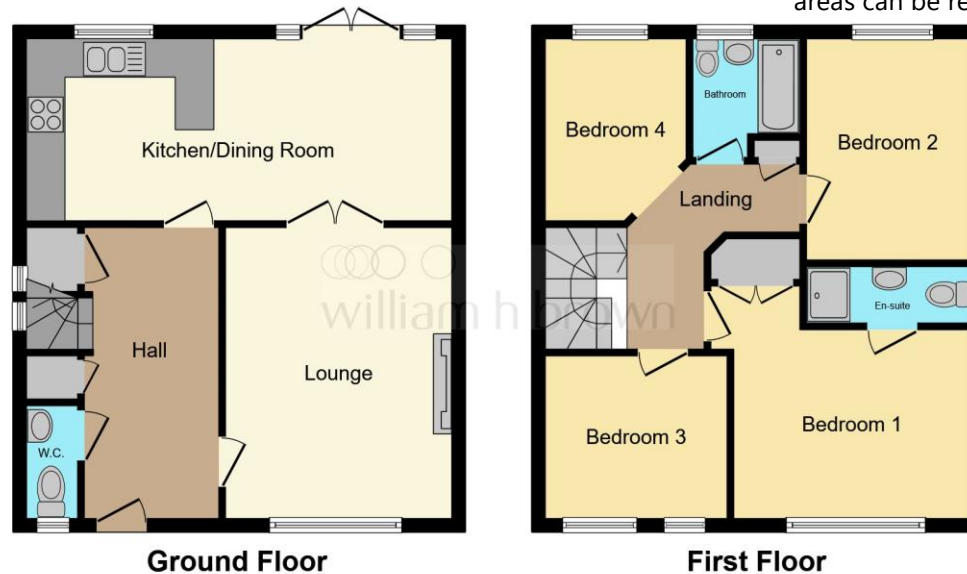
Outside

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.



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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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

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108521 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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