



Eastern Road, Watton Thetford IP25 6PA

welcome to

Eastern Road, Watton Thetford

> > **PARKING!** A three bedroom semi-detached family home, located within the market town of Watton. Boasting allocated parking, fully enclosed rear garden, ground floor w.c, modern kitchen & bathroom, spacious lounge, this immaculately presented property should not be missed!



The Accommodation

UPVC part glazed external entrance door opening to:

Entrance Hall

Tiled flooring, radiator, under-stairs storage, built-in storage cupboard, staircase rising to the first floor accommodation.

Cloakroom

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

Lounge

15' 4" x 11' (4.67m x 3.35m)

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

Kitchen

12' x 10' 11" (3.66m x 3.33m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, built-in storage, plumbing for washing machine, electric double oven, gas-fired hob with extractor over, sink and drainer, radiator, tiled flooring, UPVC double glazed window to rear aspect, UPVC external entrance door opening to rear aspect.

First Floor Landing

Laminate flooring, airing cupboard, loft hatch access.

Bedroom 1

12' 2" x 10' 11" (3.71m x 3.33m)

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

Bedroom 2

12' 7" x 8' 8" (3.84m x 2.64m)

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

Bedroom 3

9' 1" x 8' 10" (2.77m x 2.69m)

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

Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a walkway leads up to the front external entrance door from the allocated parking spaces. To the rear, a fully enclosed south-facing rear garden is mainly laid to artificial grass with patio seating area, beds, shed, and a side access perfect for additional storage.

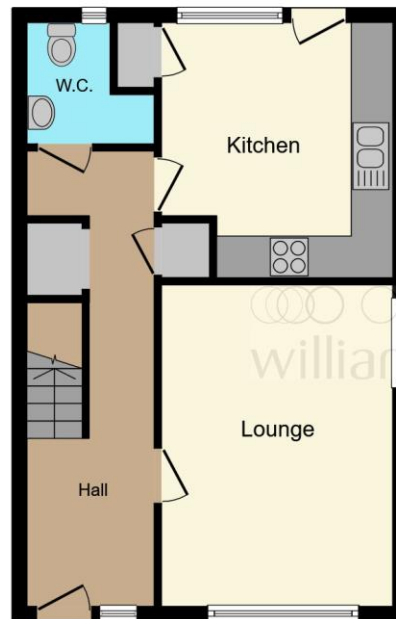
Parking

Two allocated parking spaces, visitors parking.

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.



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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welcome to

Eastern Road, Watton Thetford

- Three bedroom semi-detached family home
- Beautifully presented throughout
- UPVC double glazed windows, gas-fired central heating
- Allocated parking spaces
- Modern fitted kitchen & bathroom

Tenure: Freehold EPC Rating: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108523 - 0003

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