



Church Road, Watton Thetford IP25 6DQ

welcome to

Church Road, Watton Thetford

> > EXECUTIVE HOME! A charming three bedroom detached home, presented in excellent order throughout. Boasting double garage and driveway, fully enclosed rear garden, en-suite to master, ground-floor cloakroom and so much more!

The Accommodation

External entrance door opening to:

Entrance Hall

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

Cloakroom W.C

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

Lounge

17' 11" x 13' 8" (5.46m x 4.17m)
Laminate flooring, radiator, UPVC double glazed window to front aspect, UPVC double glazed french doors opening to rear garden.

Dining Room

11' 4" x 10' 5" (3.45m x 3.17m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Kitchen

17' 8" x 10' 3" (5.38m x 3.12m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, hob with extractor over, one and a half bowl sink and drainer, radiator, carpet and laminate flooring.

Utility Room

7' 2" x 6' 6" (2.18m x 1.98m)
Tiled flooring, inset sink and drainer, plumbing for washing machine and dishwasher, UPVC double glazed window to front aspect.

Landing

Carpet flooring, airing cupboard, velux window to rear aspect.

Bedroom 1

14' 8" x 10' 10" (4.47m x 3.30m)
Carpet flooring, radiator, fitted wardrobe, UPVC double glazed window to front aspect.

En-suite Shower Room

Suite comprising low level w.c, hand wash basin with storage units under, shower cubicle, tiled flooring, UPVC double glazed window to side aspect.

Bedroom 2

16' 10" max x 10' 1" (5.13m max x 3.07m)
Laminate flooring, radiator, fitted wardrobes, UPVC double glazed window to front aspect.

Bedroom 3

11' 5" x 10' 5" (3.48m x 3.17m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash basin with storage units under, shower cubicle, panel bath, radiator, laminate flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a sweeping driveway provides parking for multiple vehicles and access to the detached garage. Foliage provides privacy and a decorative appeal. To the rear, a fully enclosed low maintenance garden can be found which is mainly laid with gravel.

Garage

18' 9" x 18' 3" (5.71m x 5.56m)
Power and light, up and over doors to front which are electronically operated, UPVC double glazed



window to side aspect, external door to side.

Location

Watton boasts a diverse range of amenities catering to residents' needs, including a post office, supermarket, chemist, and schools catering from infant to secondary levels. The town's weekly market is a bustling hub, offering a variety of goods and local produce.

For leisure activities, golf enthusiasts can enjoy the Richmond Park Golf Club, featuring an 18-hole course, driving range, and practice green.

Additionally, the sports centre provides fitness facilities, all-weather courts, and options for badminton, squash, and snooker.

Surrounded by the scenic Norfolk countryside, including Thetford Forest and Wayland Wood, Watton offers ample opportunities for outdoor exploration and relaxation. Furthermore, its proximity to the City of Norwich, just a 30-minute drive away, provides access to a wider range of shopping and leisure options. For those seeking coastal adventures, Norfolk's picturesque coastal areas are reachable in under an hour, offering further opportunities for exploration and enjoyment.



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welcome to

Church Road, Watton Thetford

- Three bedroom executive family home
- Huge specification
- En-suite shower room
- Separate dining room
- Utility room

Tenure: Freehold EPC Rating: C

£375,000



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

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Property Ref:
WAT108530 - 0002

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