



**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.



***view this property online*** [williamhbrown.co.uk/Property/WAT108530](http://williamhbrown.co.uk/Property/WAT108530)



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  
Council Tax Band: E



**£365,000**

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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108530](http://williamhbrown.co.uk/Property/WAT108530)



Property Ref:  
WAT108530 - 0003

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.



**william h brown**



**01953 881951**



[Watton@williamhbrown.co.uk](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**