



**Shetland Drive, Watton Thetford IP25 6YW**

**welcome to**

**Shetland Drive, Watton Thetford**

> > ENERGY EFFICIENT! A two bedroom semi-detached house, located within a recent development in the market town of Watton. Boasting solar panels, triple glazed windows, air-source central heating, driveway and garage, this property makes for a perfect first time buy!



### **The Accommodation**

Composite external entrance door opening to:

#### **Entrance Hall**

Tiled flooring, under-floor heating, staircase rising to first floor accommodation.

#### **Cloakroom W.C**

Suite comprising low level w.c, hand wash basin, tiled flooring, under floor heating.

#### **Lounge**

15' 8" x 13' ( 4.78m x 3.96m )

Carpet flooring, under-floor heating, UPVC triple glazed windows to rear aspect, french doors opening to rear aspect.

#### **Kitchen**

12' 9" x 7' 9" ( 3.89m x 2.36m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, hob with extractor over, under-floor heating, UPVC triple glazed window to front aspect.

#### **Landing**

Carpet flooring, radiator, loft hatch access.

#### **Bedroom 1**

10' 8" x 9' 3" ( 3.25m x 2.82m )

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

#### **Ensuite**

Suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, UPVC triple glazed obscured window to rear aspect.

#### **Bedroom 2**

11' 11" x 8' 4" ( 3.63m x 2.54m )

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

### **Bathroom**

Suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, heated towel rail, UPVC triple glazed window to side aspect.

### **Outside**

To the front of the property there is a brick weave pathway to the front door, a brick weave and a shingle driveway leading to the garage which has an electric up and over front door, power, light and a door to the side to the rear garden. To the rear of the property there is a lawned garden with patio.

### **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 area can also be reached in under an hour



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## **Shetland Drive, Watton Thetford**

- Two bedroom semi-detached house
- Built by the well-renowned local builder Abel Homes
- Remainder of NHBC guarantee
- Air source central heating
- UPVC triple glazed windows

Tenure: Freehold EPC Rating: A

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108198 - 0005

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