



Ashtree Road, Watton Thetford IP25 6PF

welcome to

Ashtree Road, Watton Thetford

A well-presented 3/4 bedroom detached chalet style property, located walking distance of the market town centre of Watton, Norfolk. Offering a modern fitted kitchen and bathroom, 28' loft room, front and rear gardens, driveway parking, garage with access into the rear garden and much more!



Accommodation:

UPVC part glazed obscure glass external entrance door opening to:

Entrance Hall

Radiator, wood effect laminate flooring, UPVC double glazed obscure glass windows to the front and side aspects, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs, heated towel rail, wood effect laminate flooring, UPVC double glazed obscure glass window to the front aspect.

Lounge

14' 7" x 12' 8" (4.45m x 3.86m)
Radiator, wood effect laminate flooring, under-stairs storage area, UPVC double glazed window to the front aspect, door opening to:

Bedroom 4

11' 2" x 7' 3" (3.40m x 2.21m)
Radiator, wood effect laminate flooring, wall lighting, UPVC double glazed window to the side aspect.

Kitchen

20' 4" x 10' 5" (6.20m x 3.17m)
A range of wall and floor mounted fitted kitchen units with quartz work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, space for Range style oven with extractor hood over, space for fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden, UPVC part glazed obscure glass external entrance door opening to the side aspect, opening to:

Utility Room

6' 4" x 4' 6" (1.93m x 1.37m)
Fitted work surfaces, plumbing for washing machine, space for tumble dryer, fitted shelving, tiled flooring,

inset ceiling spotlights.

First Floor Landing

Carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

14' 8" into wardrobe narrowing to 12' 9" x 10' 5" (4.47m into wardrobe narrowing to 3.89m x 3.17m)
Built-in wardrobes, radiator, wood effect laminate flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 11" x 8' 8" (3.63m x 2.64m)
Radiator, wood effect laminate flooring, access to loft space, UPVC double glazed window overlooking the front aspect, door opening to:

Built In Wardrobe

4' 10" x 4' 7" (1.47m x 1.40m)
Hanging rails, fitted shelving, wood effect laminate flooring, staircase rising to the loft room.

Bedroom 3

11' 8" max narrowing to 7' " x 8' 2" (3.56m max narrowing to 2.13m x 2.49m)
Radiator, wood effect laminate flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and P shaped panelled bath with hand-held shower attachment over, part tiled walls, radiator, tiled flooring, UPVC double glazed obscure glass window overlooking the side aspect.

Loft Room

28' 9" x 8' 8" (8.76m x 2.64m)
(Restricted head height) Lighting.

Outside

To the front of the property, there is a lawned garden area with a pathway leading to the main entrance door. The front of the property also overlooks lovely open green space, providing a wonderful outlook for the occupants.

Gated side covered access leads to the enclosed rear garden, which is laid mainly to lawn with various plant and shrub bed borders, paved patio area, external power, outside tap and personal door into the garage. A driveway located to the rear elevation provides off-road parking for up to 3 cars and access to the garage.

Garage

Up and over door, lighting, personal door into the rear garden, UPVC double glazed window to the rear aspect.

Location

The bustling market town of Watton is located approximately 25 miles west-southwest of Norwich and 14.5 miles northeast of Thetford. The town has a range of amenities including a supermarket, chemist, infant, junior and secondary schools, together with a weekly market that has 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 nearest train station is 8.5 miles away at Harling Road in East Harling, with a regular service to Norwich and Cambridge.



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welcome to

Ashtree Road, Watton Thetford

- 3/4 bedroom detached chalet style property
- Modern fitted kitchen & separate utility room
- Contemporary fitted family bathroom
- 28'9" loft room
- Driveway parking & garage with access into the rear garden

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000

directions to this property:

From the William H Brown Watton office, proceed along High Street (B1108) and turn right at the traffic lights onto Thetford Road (A1075). Pass Tesco and take the second left hand turn onto Monkams Drive. At the end of the road, turn left onto Vicarage Road and then take the first left onto Ashtree Road. The property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108594 - 0003

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william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk