



**Richmond Park Golf Club Saham Road, Watton Thetford IP25  
6EA**



**welcome to**

**Richmond Park Golf Club Saham Road, Watton Thetford**

> > GOLF CLUB RESIDENCE! A charming 3-bedroom end-terraced home, located in the Richmond Park Golf Course, presented in excellent order throughout. Offering 3 spacious bedrooms, master en-suite bathroom and a spacious open plan kitchen/diner/lounge.



## The Accommodation

### Lounge

23' 9" x 10' 1" ( 7.24m x 3.07m )

Carpet flooring, electric fire, UPVC double glazed windows to rear aspect, open plan to:

### Kitchen

15' 2" x 9' 7" ( 4.62m x 2.92m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, electric oven and hob, laminate flooring, UPVC double glazed windows to front aspect.

### Bedroom 1

10' 3" x 10' 1" ( 3.12m x 3.07m )

Carpet flooring, electric heater, UPVC double glazed window to front aspect.

### En-Suite

Part tiled suite comprising low level WC, hand wash basin, tiled flooring, panel bath with shower fixture over.

### Landing

Carpet flooring

### Bedroom 2

14' 8" x 9' 8" ( 4.47m x 2.95m )

Carpet flooring, electric radiator, Velux windows to front and rear aspect.

### Bedroom 3

17' 5" x 10' 3" ( 5.31m x 3.12m )

Carpet flooring, electric radiator, Velux windows to front and rear aspect.

### Family Shower Room

Part tiled suite comprising low level WC, hand wash basin, shower cubicle, vinyl flooring, heated towel rail, UPVC double glazed window to rear aspect.

## 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.

<https://www.cottages.com/cottages/jubilee-lodge-27999?sort=priceasc&page=1&adult=2&child=0&infant=0&pets=0&nights=7&range=3&start=09-05-2022&ionId=21932&ionName=Thetford&destinationURL=%2Fengland%2Fnorfolk%2Fthetford>

## Agents Note

We understand from the vendors that this property is of non-standard construction. Please enquire with the office for further information.

## Agents Note 2

The lease provides golf club memberships for two occupiers. Please enquire with the office for further information.



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## **Richmond Park Golf Club Saham Road, Watton Thetford**

- Presented in excellent order throughout
- UPVC double glazed windows
- Wonderful golf club location
- Storage heating

Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: 2500.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# **£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108617 - 0005

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