



Harvest Road, Watton Thetford IP25 6ZE

welcome to

Harvest Road, Watton Thetford

> > ENERGY EFFICIENT!! A stunning 3 double bedroom detached bungalow, located within the sought-after Hares Green development, within walking distance of Watton town centre amenities. Boasting generous accommodation with spacious reception areas, en-suite facilities, a double garage and garden!



Entrance Hall

Doors opening to all accommodation, airing cupboard, storage cupboard, tiled flooring, fitted floor mat.

Lounge

17' 10" x 14' 1" (5.44m x 4.29m)

Tiled flooring, UPVC triple glazed french doors opening to the rear aspect, television point, open plan to:

Kitchen

17' 10" x 7' 9" (5.44m x 2.36m)

A comprehensive range of floor and wall mounted fitted kitchen units, integrated Bosch electric oven, Samsung electric hob, integrated dishwasher, integrated fridge & freezer, UPVC triple glazed windows to front aspect, tiled flooring, UPVC external door opening to side aspect.

Master Bedroom

12' 1" x 11' 10" (3.68m x 3.61m)

Carpet flooring, UPVC triple glazed windows to the rear aspect, fitted wardrobes, under-floor heating, thermostat control panel.

En-Suite

Suite comprising double shower, vanity hand wash basin with storage under, low-level W.C, heated towel rail, tiled flooring, UPVC triple glazed obscured window to rear aspect.

Accommodation:

Composite external front door opening to:

Bedroom 2

12' x 10' 1" (3.66m x 3.07m)

Carpet flooring, fitted wardrobes, UPVC triple glazed windows to the front aspect, under-floor heating.

Bedroom 3

9' 8" x 9' 7" (2.95m x 2.92m)

Carpet flooring, UPVC triple glazed window to the rear aspect, fitted wardrobes, under floor heating.

Family Bathroom

Suite comprising panelled bath with shower fitting and screen, vanity hand wash basin, low-level W.C., heated towel rail, UPVC triple glazed obscured window to the front aspect.

Outside

To the front of the property, there is a low maintenance shingle garden with some attractive shrubs and low-level fence boundary. A pathway leads to the main entrance door and also around the side of the property to the rear garden and driveway.

The rear garden boasts a generous plot, with large patio seating area, ideal for entertaining friends and family in the spring, summer and autumn evenings, together with a high quality astro-turf layer, with various raised shrub beds.

The property also boasts a wide brickweave driveway, providing off-road parking and access to the double garage. Also benefitting from an EV charging pod point !

Double Garage

19' 2" x 19' 1" (5.84m x 5.82m)

Remote controlled up and over electric door, power and light, side access.

Location

The market town of Watton has a range of amenities including a supermarket, chemist and 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 nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.

Council Tax Band

The Council Tax Band is D.

Please note that once a sales take place, the council tax band will be reviewed and may be subject to change.



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welcome to

Harvest Road, Watton Thetford

- Modern 3 bedroom detached bungalow
- UPVC triple glazed windows, gas-fired underfloor heating
- Fitted kitchen with integrated appliances
- Spacious lounge with double french doors
- Remainder of NHBC Guarantee

Tenure: Freehold EPC Rating: A

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108388 - 0012

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