









# 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!

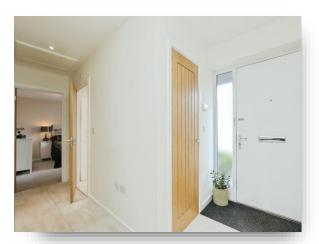












#### **Entrance Hall**

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.





## welcome to

# **Harvest Road, Watton Thetford**

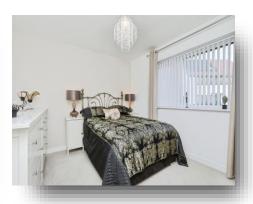
- Modern 3 bedroom detached bungalow
- UPVC triple glazed windows, gas-fired underfloor heating
- Fitted kitchen with integrated appliances
- Spacious lounge with double french doors
- Remainder of NHBC Guarantee

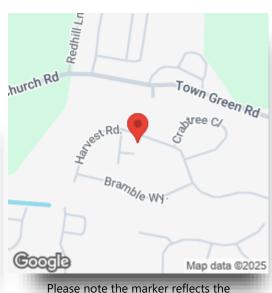
Tenure: Freehold EPC Rating: A

# £425,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WAT108388



Property Ref: WAT108388 - 0012 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.





01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.