

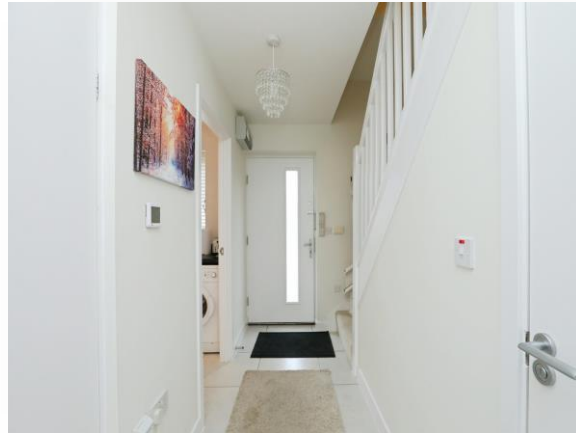


Saddlers Drive, Watton Thetford IP25 6YA

welcome to

Saddlers Drive, Watton Thetford

> > ENERGY EFFICIENT! A two bedroom semi-detached Abel home, located in the outskirts of Watton. Boasting triple glazed windows, driveway, garage, master en-suite and more, this property makes for the perfect base for your family or investment.



The Accommodation

Entrance Hall

Tiled Flooring, radiator, stairs rising to first floor accommodation, doors leading to all ground floor rooms.

Cloakroom

Low level W.C., hand wash basin, vanity unit, radiator, tiled flooring.

Kitchen

12' 11" x 7' 9" (3.94m x 2.36m)
integrated oven with gas hob, integrated fridge freezer, integrated dish washer, space for washing machine, radiator, tiled flooring and UPVC triple glazed window to front aspect.

Lounge/Dinner

13' 8" x 15' 6" (4.17m x 4.72m)
Wood flooring, french doors to rear garden, dual aspect with window to side, radiator.

Landing

Carpeted, radiator, storage cupboard, leads to all room on first floor.

Bedroom 1

10' 4" x 9' 4" (3.15m x 2.84m)
Built in wardrobe, carpet, radiator, UPVC triple glazed window to rear aspect. door to

Master En-Suite

Walk in shower, W.C, wash basin, radiator, UPVC triple glazed frosted window to rear aspect.

Bedroom 2

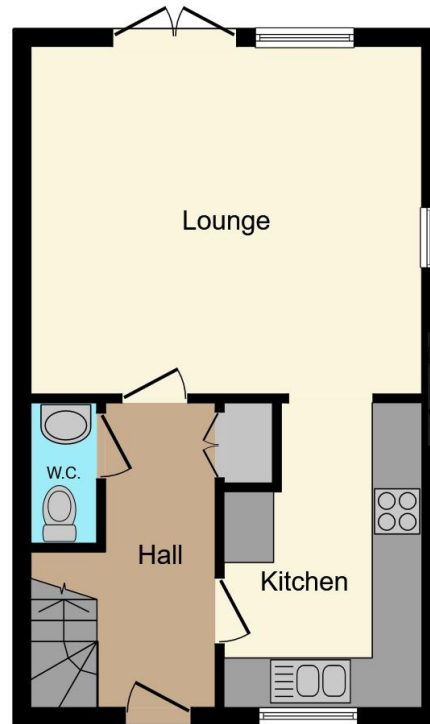
11' 5" x 10' 8" (3.48m x 3.25m)
Built in wardrobe, carpet, radiator, UPVC triple glazed window to front aspect.

Family Bathroom

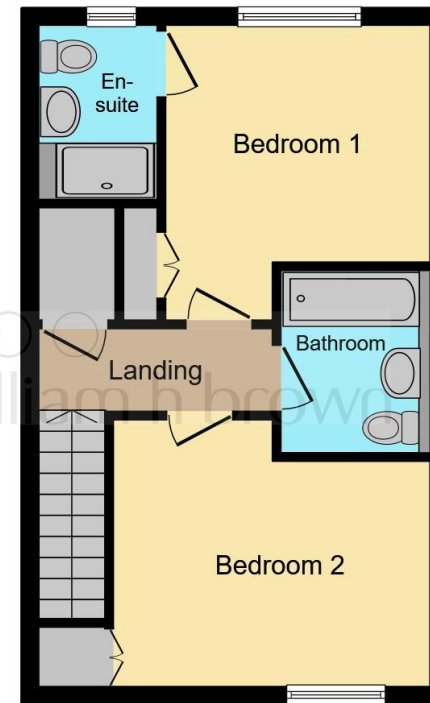
Bath with overhead shower, heated towel rail, low level W.C., wash basin, vanity cupboard, vinyl flooring and UPVC triple glazed frosted window to side aspect.

Outside

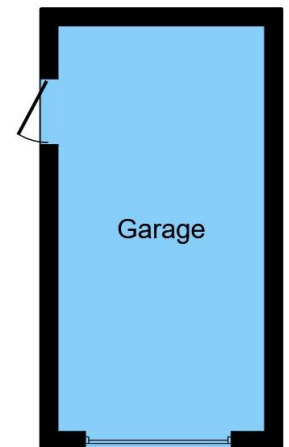
To the front of the property a brick-weave driveway leading to the garage providing tandem parking for a number of vehicles. Brick weave path to the entrance door, surrounded by mostly shingle with some shrubs. To the rear a low maintenance fully enclosed, consisting of mostly patio with some raised beds and mature shrubs, with both side gate and door to garage.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/WAT108657



welcome to

Saddlers Drive, Watton Thetford

- Two bedroom semi-detached house
- Energy Efficient
- Gas-fires central heating
- Fully enclosed garden
- Built by well-renowned Abel Homes

Tenure: Freehold EPC Rating: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108657



Property Ref:
WAT108657 - 0006

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.

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.



william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk