



Norwich Road, Watton Thetford IP25 6DW

welcome to

Norwich Road, Watton Thetford

A well-presented 3 bedroom period home, located in a non-estate position within walking distance of Watton town centre. Blending original features with more modern touches, this home is one not to be missed! Offering a modern fitted kitchen, 2 reception rooms, ample off-road parking & much more!



Accommodation:

Composite external entrance door opening to:

Entrance Hall

Door opening to:

Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

Feature fireplace with working open fire, tiled surround and hearth, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Dining Room

14' 11" x 12' 11" (4.55m x 3.94m)

Feature fireplace with inset open fireplace, two radiators, wood effect laminate flooring, door to staircase, UPVC double glazed French doors opening to the rear garden, door opening to the utility room, open plan to:

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel circular sink and drainer with mixer tap, decorative tiled splash backs and surrounds, built-in electric oven and fitted hob with concealed cooker hood over, plumbing for dishwasher, space for under-counter appliance, inset ceiling spotlights, wood effect laminate flooring, UPVC double glazed window to the side aspect, door opening to:

Ground Floor Shower Room

Suite comprising back to wall WC, vanity hand wash basin with storage under and double shower cubicle, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed windows to the rear and side aspects.

Utility Room

8' 6" x 3' 8" (2.59m x 1.12m)

Fitted work surfaces, wall mounted units, plumbing for washing machine, wood effect laminate flooring, UPVC double glazed window to the side aspect.

First Floor Landing

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms.

Master Bedroom

12' 3" x 11' 6" (3.73m x 3.51m)

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level WC, hand wash basin and shower cubicle, fully tiled walls, heated towel rail, double glazed Velux style window.

Bedroom 2

13' 4" x 9' 11" (4.06m x 3.02m)

Feature fireplace, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 11" x 5' 8" (3.02m x 1.73m)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Outside

The property is approached via a shingle driveway, which provides ample off-road parking and access to the main entrance door.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, various flower and shrub bed borders and a timber garden storage shed.

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.



view this property online williamhbrown.co.uk/Property/WAT108823



welcome to

Norwich Road, Watton Thetford

- 3-bedroom period semi-detached house
- 2 reception rooms, including lounge with open fireplace
- Open-plan kitchen and dining room
- Master bedroom with en-suite shower room
- Modern fitted ground floor shower room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£260,000



directions to this property:

From the William H Brown Watton office, proceed straight over at the traffic lights onto Norwich Road and continue along. The property will be found further along on the right-hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108823



Property Ref:
WAT108823 - 0002

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