



Hamilton Close, Watton Thetford IP25 6EX

welcome to

Hamilton Close, Watton Thetford

Spacious 3-bedroom detached home in a quiet Watton cul-de-sac. Features include a garage, low-maintenance garden, gas central heating, and double glazing. Close to town centre.



Entrance Hall

Carpet flooring, Radiator, UPVC door to the front aspect, Stairs to the first floor

Cloakroom WC

Wood effect flooring, Radiator, Pedestal handwash basin, Low-level WC

Lounge

19' 6" x 18' 3" (5.94m x 5.56m)
L-Shaped room - carpet flooring, double glazed windows dual aspect to the front and side, 3 Radiators, Central gas fireplace

Kitchen

16' 11" x 7' 8" (5.16m x 2.34m)
Wood effect flooring, Range of wall mounted low level units, Complimentary rolled edge work surfaces, UPVC double glazed door to the rear, Double glazed window to the rear, Radiator, Eye level built in oven, inset 1.5 sink/drain, Inset gas hob, Space for washing machine, Space for fridge freezer, Extractor hob

First Floor Landing

Carpet flooring, Radiator, Loft access, Airing cupboard, Storage cupboard

Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m)
Carpet flooring, Double glazed window to the front aspect, Built in wardrobe, Radiator

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)
Carpet flooring, Double glazed window to the rear aspect, Radiator,

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m)
Carpet flooring, Double glazed window to the rear, Radiator, Storage cupboard

Bathroom

Carpet flooring, wall mounted low level WC, Pedestal handwash basin, Vanity cupboard, Frosted double glazed window to the side aspect, Wall mounted heated towel rail, Double walk-in shower

Outside

To the rear of the property there is a fully enclosed garden, laid to lawn with a patio area and two wooden sheds. A private gate at the rear of the garden allows for access and a personal door to the 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



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Hamilton Close, Watton Thetford

- Detached 3-Bedroom Home
- Quiet Cul-de-Sac Location
- UPVC Double Glazing
- GAs Central Heating
- Private Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108893 - 0001

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