



**Hamilton Close, Watton Thetford IP25 6EX**

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## **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/drainer, 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.



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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

# £240,000



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