



HIGH STREET

WATTON, IP25 6AH

£300,000

Chilterns



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Chilterns

A recently renovated three bedroom detached house within the well served market town of Watton. The property has undergone an extensive programme of sympathetic refurbishment throughout and truly needs to be seen to appreciate the quality of the accommodation on offer.

Located just off the centre of this well served Norfolk market town is this exceptionally well presented three bedroom detached home.

Having been thoughtfully renovated by the current owners, the property has been transformed into a stunning family home boasting quality fixtures and fittings throughout. Entering the property via the light and airy entrance hall you are welcomed into the spacious lounge/diner with woodturning stove. The ground floor is further complimented by the well fitted kitchen which benefits from range of integrate appliances and French doors opening onto the rear garden.

To the first floor there are three bedrooms, two of which are doubles along with the bathroom suite which enjoys a walk in shower area and detached bath. There is an enclosed rear garden and also benefits from a useful garage/workshop with attached utility room.

The owners have taken much care and attention when renovating the property and viewings are highly recommended to appreciate the quality accommodation on offer.







### ENTRANCE HALL

9' 5" x 6' 10" (2.88m x 2.09m) With composite entrance door, LVT flooring, radiator, staircase leading to first floor, UPVC double glaze window.

### LOUNGE

21' 4" x 11' 6" (6.51m x 3.51m) LVT flooring, two radiators, fireplace with multi fuel burner insert, two UPVC double glazed windows.

### KITCHEN

13' 9" x 13' 2" (4.20m x 4.02m) Well fitting kitchen with range of matching wall and floor cupboard units including built-in double oven with electric hob and extractor over, integrated fridge/freezer, integrated slimline dishwasher, radiator, LVT flooring, UPVC double glazed windows and UPVC double glazed French doors leading to the rear garden.

### STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

### LANDING

6' 3" x 4' 0" (1.91m x 1.23m) Fitted carpet, UPVC double glazed window.

### BEDROOM

10' 8" x 11' 6" (3.26m x 3.52m) Fitted carpet, radiator, access to loft space, UPVC double glazed window.

### BEDROOM

11' 6" x 11' 7" (3.52m x 3.54m) Fitted carpet, radiator, built in double wardrobe cupboard, UPVC double glazed window.

### BEDROOM

6' 8" x 6' 11" (2.04m x 2.12m) Fitted carpet, radiator, UPVC double glazed window.







### **BATHROOM SUITE**

6' 5" x 6' 8" (1.96m x 2.05m) Comprising of freestanding bath, walk in shower area, W.C, wash hand basin, range of vanity storage, heated towel rail, underfloor heating, UPVC double glazed window.

### **GARDEN**

The rear garden is enclosed by fencing and is chiefly laid to shingle and a patio for ease of maintenance and is ideal for entertaining. Within the rear garden is access to the:-

### **BRICK AND TILED GARAGE/WORKSHOP**

19' 2" x 14' 10" (5.86m x 4.53m) Maximum dimensions. Spacious garage/workshop with annex or office potential, with up and over door, light and power, single glazed windows onto rear garden. There is on road parking to the rear of the property.

### **UTILITY ROOM**

8' 2" x 10' 11" (2.49m x 3.34m) Range of matching wall and floor cupboard units with work surfaces over incorporating sink, plumbing for washing machine, vent for tumble dryer, UPVC double glazed door onto rear garden.

**SERVICES** Mains water, drainage, gas and electric. Gas Central Heating.

**EPC RATING** D

**COUNCIL TAX:** Band C.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>1</sup>

1223.64 ft<sup>2</sup>  
113.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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