



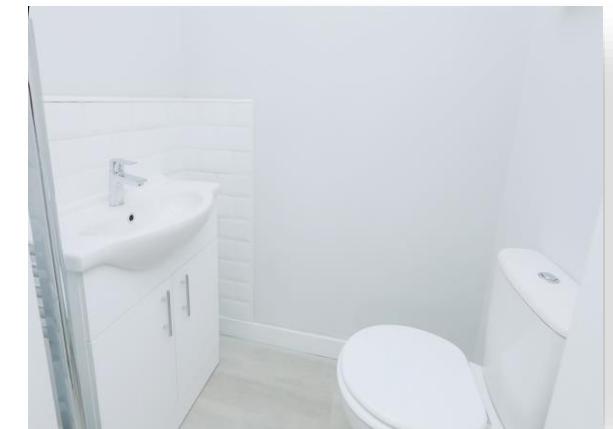
**East Road, Watton Thetford IP25 6AY**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **East Road, Watton Thetford**

>>DETACHED GARAGE - Beautifully presented three-bedroom home, offering spacious living, a large, enclosed garden and easy access to local schools, shops, and amenities. Early viewing recommended.



**Entrance Hall**

Wood effect flooring, UPVC double glazed door to the front, Cupboard under the stairs

**Cloakroom WC**

Wood effect flooring, Low-level WC, Wall mounted heated towel rail, Pedestal handwash basin

**Lounge**

Carpet flooring, Radiator, Double glazed window to the front aspect

**Kitchen**

Wood effect flooring, Double glazed French doors to the rear aspect, Double glazed window to the rear aspect, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, 1.5 sink/drainer, Built-in dishwasher, Bosch ceramic hob, Extractor hood

**Utility Room**

Wood effect flooring, Two double glazed windows to the rear and side aspect, Inset 1.5 sink/drainer, Space for washing machine, Range of wall-mounted units, Complimentary rolled edge work surfaces

**First Floor Landing**

Carpet flooring, Double glazed window to the front aspect, Fitted blinds

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the front aspect

**Bedroom Two**

Carpet flooring, Radiator, Double glazed window to the rear aspect, Airing cupboard

**Bedroom Three**

Carpet flooring, Double glazed window to the rear aspect, Radiator

**Bathroom**

Wood effect flooring, Low-level WC, Pedestal handwash basin, Wall mounted heated towel rail, Frosted double glazed window to the rear aspect

**Outside**

To the front of the property there is a large private driveway, with parking for multiple cars, leading to the detached garage and a spacious front garden laid to lawn. To the rear of the property there is a large low-maintenance enclosed garden, laid to lawn with a patio and decking area.



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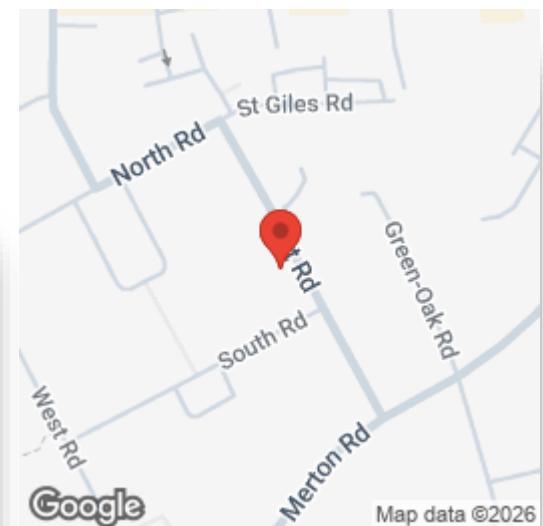
## East Road, Watton Thetford

- Three Bedrooms
- Detached Garage
- Well-appointed Kitchen and Utility Room
- Gas Central Heating
- Large, Fully Enclosed Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £260,000



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Property Ref:  
WAT108965 - 0001

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