



Hunters Oak, Watton Thetford IP25 6HL

welcome to

Hunters Oak, Watton Thetford

A well-presented three-bedroom home in a quiet Watton development, offering a conservatory, garage, spacious living areas, and a low-maintenance garden backing onto fields. Ideally located close to schools, local amenities, and the town's bustling high street.



Entrance Hall

Wood effect flooring, Double glazed window to the front aspect, Wooden door to the front aspect, Radiator, Stairs to the first floor

Cloakroom WC

Tiled flooring, Low-level WC, Pedestal handwash basin, Vanity unit, Wall-mounted heated towel rail

Lounge

Carpet flooring, Radiators, Double glazed bay window to the front aspect

Dining Room

Wood effect flooring, Radiator, Sliding doors to conservatory

Kitchen

Wood effect flooring, Radiators, 1.5 sink/drainer, Ceramic hob, Extractor hood, Eye-level double oven, Space for washing machine, Space for dishwasher, Space for fridge freezer, Double glazed window to the rear aspect, Range of low-level units, Complimentary rolled edge worksurfaces

Conservatory

Vinyl flooring, Double glazed surrounding to the rear aspect, Radiator

First Floor Landing

Carpet flooring, Radiator, Loft access

Bedroom One

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

En-Suite

Tiled flooring, Low-level WC, Shower cubicle, Vanity handwash basin, radiator, Frosted double glazed window to the front aspect, Airing cupboard

Bedroom Two

Carpet flooring, double glazed window to the rear aspect, Radiator, Fitted blinds

Bedroom Three

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

Bathroom

Tiled flooring, Low-level WC, Vanity handwash basin, Panelled bath with overhead shower, Radiator,

Garage

Up and Over door, Power and Lighting, Personal door to the rear

Outside

To the front of the property there is a driveway and shingle frontage and to the rear of the property there is a fully enclosed garden with artificial grass and patio area. There is also a wooden lean-to with power and lighting.



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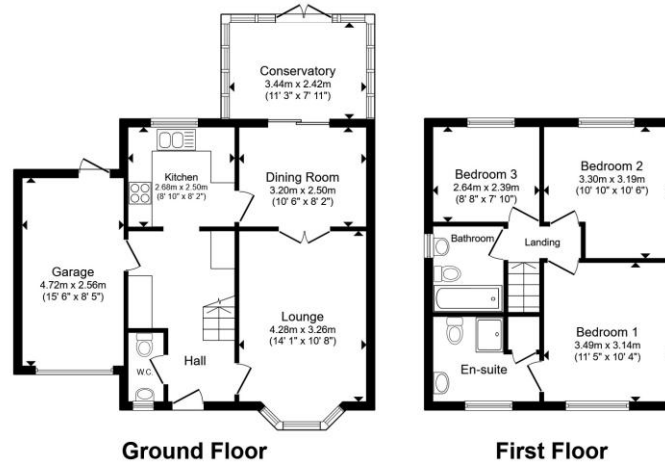
Hunters Oak, Watton Thetford

- Three Well-Proportioned Bedrooms
- Bright Conservatory
- Spacious Garden with Field Views
- Modern Kitchen with Separate Dining Room
- Garage

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

offers in excess of

£250,000



Total floor area 104.7 m² (1,127 sq.ft.) approx

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.propertybox.io



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Property Ref:
WAT109010 - 0007

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