



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

A well presented link-detached three bedroom house, conveniently situated on a popular development within easy reach of Watton town centre. This modern property offers kitchen/breakfast room, lounge/dining room, shower room and WC, garage and parking, gas central heating and UPVC double glazing.

**Offers in the Region of £240,000 Freehold**



Situated on a popular development and conveniently located within easy reach of Watton town centre, Longsons are delighted to bring to the market this link detached three bedroom house. This modern property offers kitchen/breakfast room, lounge/dining room, shower room, WC, garage + parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom, three bedrooms, shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

#### WATTON

The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a

number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

UPVC double glazed entrance door to side aspect, stairs to first floor, radiator.

#### Lounge/Dining Room

**19'7" (5.97m) x 11'8" (3.56m)**

Feature fireplace with inset remote control real flame gas fire, UPVC double glazed bay window to front aspect, UPVC double glazed windows to both sides, three radiators.

#### Kitchen/Breakfast Room

**6'1" (1.85m) x 7'9" (2.36m)**

Modern replacement fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integrated electric oven,

integrated hob with extractor hood over, wall mounted gas central heating boiler, tiled splashback, UPVC double glazed entrance door to rear garden, UPVC double glazed window to rear, radiator.

#### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

#### Stairs and Landing

Built in storage cupboard, built in cupboard housing hot water cylinder, loft access, radiator.

#### Bedroom One

**12'7" (3.84m) x 11'9" (3.58m)**

Built in wardrobe, UPVC double glazed window to front aspect, radiator.

#### Bedroom Two

**11'3" (3.43m) x 10'10" (3.3m)**

Built in wardrobe area to alcove (owner still has doors if required), UPVC double glazed window to rear aspect, radiator.

#### Bedroom Three

**7'11" (2.41m) x 7'11" (2.41m)**

Built in wardrobe, UPVC double glazed window to rear aspect, radiator.

#### Shower Room

Large modern walk-in shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side aspect, tiled splashback, extractor fan.

#### Garage

Remote control motorised door to front aspect, entrance door opening to rear garden, electric light and power.

#### Outside Front

Driveway providing off road parking, outside light, side access to rear garden.

#### Rear Garden

Enclosed well maintained rear garden laid to lawn, paved patio seating area, two wooden garden sheds, PVC garden tool store, outside light, outside tap, wooden fence and hedge to perimeter, side access to front.

#### Agents Note

EPC rating D61 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Link Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Shower Room + WC
- Garage + Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

