



Washington Drive, Watton - IP25 6GY



## Washington Drive

Watton, Thetford

This SELF CONTAINED FREEHOLD COACH HOUSE APARTMENT is an ideal FIRST TIME PURCHASE or INVESTMENT. The apartment itself is found in a quiet and tucked away position away from the road and is accessed from the ground floor leading up the first floor with a BRIGHT and SPACIOUS HALLWAY. The hallway gives access to TWO GENEROUS BEDROOMS with built-in wardrobes to the main. There is also a modern family bathroom as well as the MAIN OPEN PLAN LIVING SPACE and INTEGRATED KITCHEN with plenty of space to entertain. The property benefits from uPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, allocated PARKING as well as a GOOD SIZED GARAGE on the ground floor with further storage found within a large cupboard to the rear of the garage.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Self Contained Freehold Coach House Apartment
- Quiet Tucked Away Position
- 17' Dual Aspect Living Area
- Ideal First Time or Investment Purchase
- Two Ample Bedrooms
- Three Piece Bathroom
- Allocated Parking Space
- Integral Garage and Storage

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.



## SETTING THE SCENE

The property is approached via a shared parking area to the front which is tucked away from the roadside. To the front you will find one allocated parking space leading to the single garage with storage area to the rear. The garage has an up and over door to the front with power and light. The main self contained entrance door to the apartment is found to the front with stairs leading up to the first floor.

## THE GRAND TOUR

Entering the apartment via the main entrance door to the front you will find a ground floor lobby with stairs to the first floor landing. The landing offers a built in airing cupboard and access to the loft space. To the right you will find the main bathroom with shower over bath. The main bedroom can be found adjacent to the bathroom with double built in wardrobes and alcove storage. Heading down to the other side of the hallway there is a further good sized bedroom with the main reception space found adjacent. Heading into the kitchen/reception space which is open plan there is ample space for sitting and dining. The kitchen offers plenty of built in storage with solid worktops over. There is an integrated electric oven and gas hob with extractor fan over. There is also an integrated washing machine and space for dishwasher and fridge/freezer.

## FIND US

Postcode : IP25 6GY

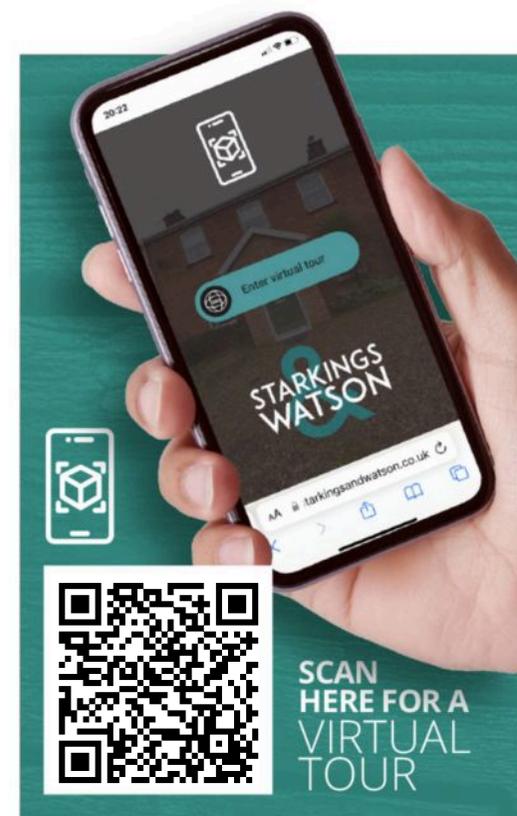
What3Words : ///texts.shields.offhand

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised that the apartment is Freehold with the two garages beneath the apartment to the left being leased on long term lease to neighbouring properties.



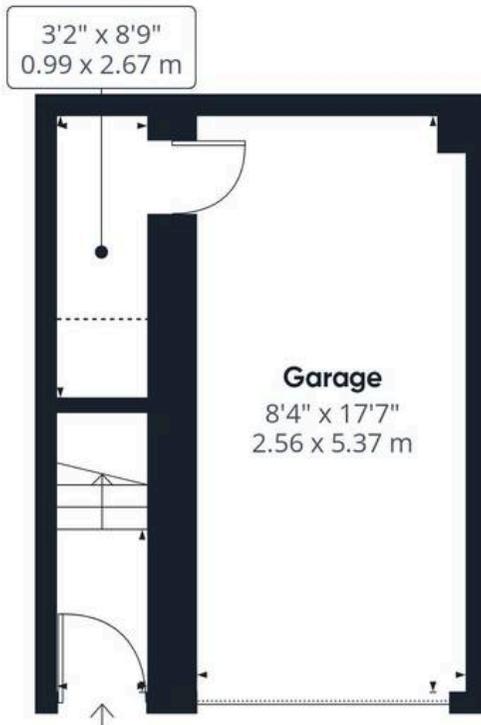




## THE GREAT OUTDOORS

While the property does not offer any private garden space residents of this popular development can enjoy a play park only a few moments walk from the property as well as a full range of amenities.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

707 ft<sup>2</sup>

65.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.