





Norwich Road,Watton Thetford IP25 6DH

william h brown

welcome to

Norwich Road, Watton Thetford

*** Guide Price £300,000 - £325,000***

OFF-ROAD PARKING! A well-presented and spacious three-bedroom home in the popular market town of Watton, featuring a generous layout, and a range of outbuildings including a powered cabin and workshop. Early viewing recommended!













Entrance Hall
Wood effect flooring, UPVC double glazed door to the front aspect, Radiator

Lounge
Wood effect flooring, Radiator, Bay window to the front aspect, Electric effect fireplace

Kitchen/Diner
Wood effect flooring/Tiled flooring, Radiator, Double glazed windows to the rear and side aspect, Range of wall mounted low-level units, Complimentary squared edge worksurfaces, Radiator, 1.5 Sink/drainer, Integrated double oven, Extractor hood, Ceramic hob

Utility Room
Tiled flooring, Work bench, Space for tumble dryer and low-level fridge freezer, Boiler, Frosted double glazed window to the rear aspect

WC
Tiled flooring, Radiator, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin

Bedroom One
Carpet flooring, Radiator, Double glazed window to the front aspect, Built in wardrobe

Bedroom Two
Carpet flooring, Double glazed window to the side aspect, Radiator

Bedroom Three
Original solid wood flooring, Double glazed window to the side aspect, Radiator, Eves storage

Bathroom
Original solid wood flooring, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Panelled bath with overhead shower, Radiator, Extractor fan

Outdoor Cabin
Carpet flooring, Double glazed window to the side aspect, Multi fuel burner, Storage heater, Power and lighting

Outside
To the front of the property there is a large, shingled driveway with parking for multiple cars. To the rear of the property there is garden laid to lawn with a patio area, There is a decking area with pergola, workshop with power and lighting and greenhouse.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Norwich Road, Watton Thetford

- Sought-After Location
- Three Spacious Bedrooms
- Large Driveway for Multiple Cars
- Utility Room
- Outside Cabin with Power and Lighting

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



Total floor area 168.3 m² (1,811 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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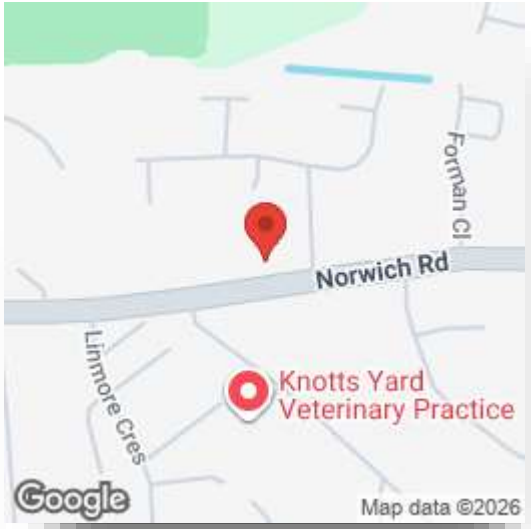
guide price

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAT109027 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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