

Features

- Three bedroom terraced home
- No onward chain
- Family bathroom
- Downstairs cloakroom
- Lounge

Tenure

Freehold



£160,000

Stokes Avenue, Thetford, Norfolk, IP25 6LP

A three-bedroom terraced home, ideally located within the popular market town of Watton and within easy reach of local amenities and facilities. Offering excellent potential, this property would make an ideal project, first-time purchase, or investment opportunity and is offered with no onward chain. In brief, the spacious accommodation comprises an entrance hall, cloakroom, lounge, and fitted kitchen. The first-floor accommodation includes a landing, three bedrooms, and a family bathroom.



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1



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Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

Cloakroom

Suite comprising low level w.c, hand wash basin, double glazed window to the front aspect.

Lounge

Wood-effect laminate flooring, uPVC double-glazed window to the rear aspect, coved ceiling, feature fireplace, and glazed door leading to the sun room.

Kitchen

Fitted kitchen comprising a range of wall and base units with complementary work surfaces over, inset sink and drainer, integrated oven with gas hob and extractor hood above. Tiled splashbacks, tiled flooring, and uPVC double-glazed window to the rear aspect providing natural light. Breakfast bar seating area and space for additional appliances.

Landing

Airing cupboard, doors to all rooms and Loft access.

Bedroom One

uPVC double glazed window to the front aspect, wall mounted radiator, coved ceiling, built in wardrobe and carpet flooring.

Bedroom Two

Carpet flooring, wall mounted radiator, uPVC double glazed window to front aspect, built-in wardrobe.



Bedroom Two

Carpet flooring, wall mounted radiator, uPVC double glazed window to front aspect, built-in wardrobe.

Bedroom Three

uPVC double glazed window to the rear aspect, wall mounted radiator and carpet flooring.

Bathroom

Modern fitted shower room comprising walk-in shower with glazed screen and wall-mounted shower attachment, low-level WC, and pedestal wash hand basin with vanity storage beneath. Fully tiled walls and flooring with marble-effect finish, complemented by a frosted uPVC double-glazed window providing natural light and privacy.

Outside

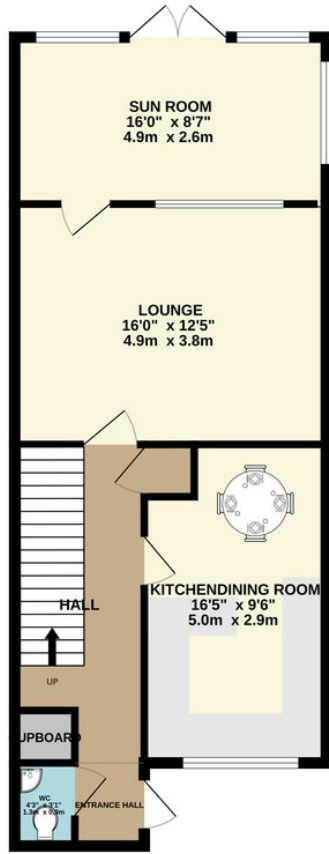
To the front of the property, a pathway leads to the front entrance door and front garden, which is mostly gravelled, creating a low-maintenance outdoor space.

To the rear, there is a fully enclosed garden which is predominantly shingled with a small decking area, again providing a low-maintenance garden.

Agents Notes

The gas supply to the property has been disconnected due to a detected leak, which is understood to be located beneath the hallway. Prospective purchasers should be aware that any necessary remedial works, together with the reconnection of the gas supply, will be their responsibility following completion. We have been informed that the cost of these works has been quoted in the region of £3,000; However, the agent has not verified the full extent of the issue, and no guarantees or warranties are given in respect of the condition of the gas installation. Any information provided regarding the location of the leak or the anticipated cost of repairs is for guidance only and should not be relied upon; any interested party is advised to rely on their own inspections, surveys, and professional advice to determine the full extent and cost of the required repairs.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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