



**Nelson Court, Watton Thetford IP25 6EL**

**welcome to**

**Nelson Court, Watton Thetford**

>> DETACHED HOME WITH GARAGE! Boasting generous living accommodation, a well-appointed kitchen with utility room, ample off-road parking, and a large enclosed rear garden, this excellent family home is ideally positioned close to local schools, shops, and amenities.



**Entrance Hall**

Carpet flooring, Radiator, Stairs to the first floor

**Lounge**

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

**Dining Room**

Vinyl flooring, Double glazed windows to the side and rear aspect, UPVC frosted door to the side aspect, Radiator

**Kitchen**

Vinyl flooring, Double glazed window to the rear aspect, Range of low-level wall mounted units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Ceramic hob, Inset oven, Enclosed extractor hood, Radiator, Storage cupboard, Boiler cupboard

**Utility Room**

Vinyl flooring, UPVC double glazed window to the rear aspect

**First Floor Landing**

Carpet flooring, Double glazed window to the side aspect, Loft access

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

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

**Bathroom**

Wood effect flooring, Frosted double glazed window to the rear aspect, Wall-mounted heated towel rail, Low-level WC, Pedestal handwash basin, Panelled bath and overhead shower

**Shower Room**

Wood effect flooring, Frosted double glazed window to the rear aspect, Shower cubicle, Low-level WC

**Bedroom Five**

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

**Garage**

Up and over door, Power and lighting

**Outside**

To the front of the property there is a shingled driveway with dropped curb and parking for 4/5 cars and access gate to rear garden. To the rear of the property there is a large, enclosed garden, mostly laid to lawn with some artificial grass and patio area, surrounded by mature trees and shrubbery. There is also a wooden shed for storage.



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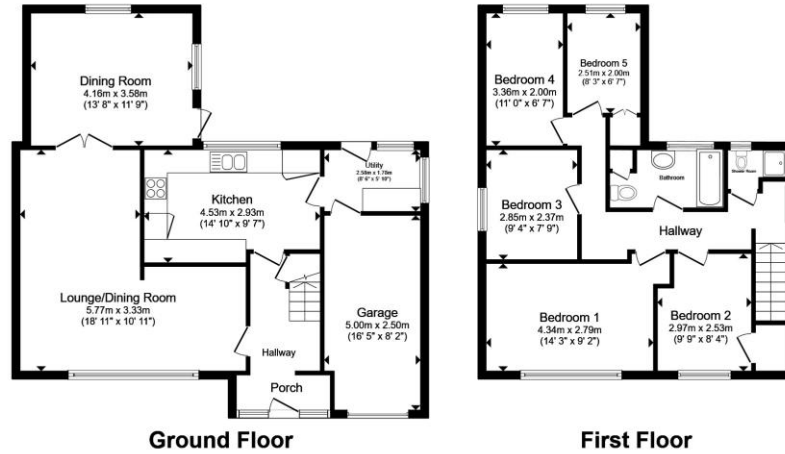


welcome to

## Nelson Court, Watton Thetford

- Five Bedroom Detached Family Home
- Driveway Parking for up to Five Cars
- Garage
- Spacious L-Shaped Lounge
- Generous Rear Garden with Patio

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



**£375,000**

Total floor area 138.1 m<sup>2</sup> (1,487 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT109063 - 0003

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