



**Norwich Road, Watton Thetford IP25 6DW**

**welcome to**

**Norwich Road, Watton Thetford**

A well-presented 3 bedroom period home, located in a non-estate position within walking distance of Watton town centre. Blending original features with more modern touches, this home is one not to be missed! Offering a modern fitted kitchen, 2 reception rooms, ample off-road parking & much more!!



### **Entrance Hall**

Door opening to:

### **Lounge**

13' 5" x 11' 10" ( 4.09m x 3.61m )

Feature fireplace with working open fire, tiled surround and hearth, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

### **Dining Room**

14' 11" x 12' 11" ( 4.55m x 3.94m )

Feature fireplace with inset open fireplace, two radiators, wood effect laminate flooring, door to staircase, UPVC double glazed French doors opening to the rear garden, door opening to the utility room, open-plan to:

### **Kitchen**

9' 9" x 8' 1" ( 2.97m x 2.46m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel circular sink and drainer with mixer tap, decorative tiled splash backs and surrounds, built-in electric oven and fitted hob with concealed cooker hood over, plumbing for dishwasher, space for under-counter appliance, inset ceiling spotlights, wood effect laminate flooring, UPVC double glazed window to the side aspect, door opening to:

### **Ground Floor Shower Room**

Suite comprising back to wall WC vanity hand wash basin with storage under and double shower cubicle, fully-tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed windows to the rear and side aspects.

### **Utility Room**

8' 6" x 3' 8" ( 2.59m x 1.12m )

Fitted work surfaces, wall mounted units, plumbing for washing machine, wood effect laminate flooring, UPVC double glazed window to the side aspect.

### **First Floor Landing**

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms.

### **Master Bedroom**

12' 3" x 11' 6" ( 3.73m x 3.51m )

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

### **En Suite Shower Room**

Suite comprising low level WC, hand wash basin and shower cubicle, fully tiled walls, heated towel rail, double glazed Velux style window.

### **Bedroom 2**

13' 4" x 9' 11" ( 4.06m x 3.02m )

Feature fireplace, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Bedroom 3**

9' 11" x 5' 8" ( 3.02m x 1.73m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Outside**

The property is approached via a shingle driveway, which provides ample off-road parking and access to the main entrance door.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, various flower and shrub bed borders and a timber garden storage shed.

### **Location**

The market town of Watton has a range of amenities including a supermarket, chemist and 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 nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.



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welcome to

## Norwich Road, Watton Thetford

- 3 bedroom period semi-detached house
- 2 reception rooms, including lounge with open fireplace
- Open-plan kitchen and dining room
- Master bedroom with en suite shower room
- Modern fitted ground floor shower room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108823 - 0003

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## directions to this property:

From the William H Brown Watton office, proceed straight over at the traffic lights onto Norwich Road and continue along. The property will be found further along on the right hand side.



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