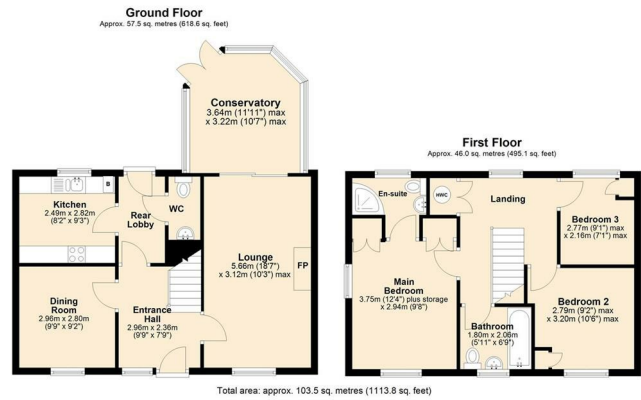


20 | Field Maple Road | Watton | IP25 6GA

£1,200 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

This three bedroom detached home offers spacious accommodation throughout. The ground floor comprises a lounge, conservatory, fitted kitchen, dining room/office, and a WC. Upstairs, there are three bedrooms, including a main bedroom with en-suite shower room, together with a family bathroom. Further benefits include gas central heating and double glazing throughout.

Outside, the property benefits from driveway parking, a garage with power and lighting, and an enclosed rear garden with lawn, patio area, and established borders. Situated on a popular residential development, the property is conveniently located within easy reach of Watton town centre, local amenities, schools, and transport links.

Key features

- Spacious three bedroom detached home on a popular development
- Spacious lounge and separate dining room/study.
- Three bedrooms, including a main bedroom with en-suite shower room
- Gas central heating and double glazing throughout
- Enclosed rear garden with lawn and patio
- Fitted kitchen with integrated fridge freezer, oven, dishwasher, and washing machine
- Conservatory off the lounge with access to the rear garden
- Ground floor WC and first floor family bathroom
- Off-road parking and single garage with power and lighting
- Available end of August 2026

Council Tax Band & Local Authority: C, Breckland
Deposit Required: £1,384

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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