



## 12 Nelson Court

**Guide Price £300,000 - £325,000**

This generously proportioned detached house offers versatile living space throughout and is situated in a sought-after residential area.

Upon entering, you are welcomed by an entrance hallway that leads to the main reception rooms. The property boasts a comfortable living room and a separate dining room, providing excellent areas for relaxation and entertaining. To the rear, the sunroom overlooks the garden, creating an inviting additional living space filled with natural light. The modern kitchen is well-appointed and benefits from an adjacent utility room and WC, with an access door into the double garage.

Upstairs, there are three double bedrooms, serviced by a shower room and a separate WC.

Externally, the home is complemented by a double garage and driveway, along with an enclosed rear garden providing secure outdoor space ideal for families, gardening, or relaxation.

### Services

Gas central heating. Mains electricity, water and drainage connected.



## Situation

Watton is a small Breckland market town located between Dereham and Thetford on the A1075. The town offers a variety of independent shops and retailers, along with national supermarket Tesco. There are a number of local cafe's, restaurants and public houses, as well as junior and secondary schooling.

## Directions

To find the property from Dereham head south on Shipdham Road (A1075) for approximately 10 miles. Upon reaching Watton along the Dereham Road, take the right hand turning opposite Tesco Superstore onto Merton Road, followed by the right hand turning onto Jubilee Road where the property will be found at the end of the road.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0545.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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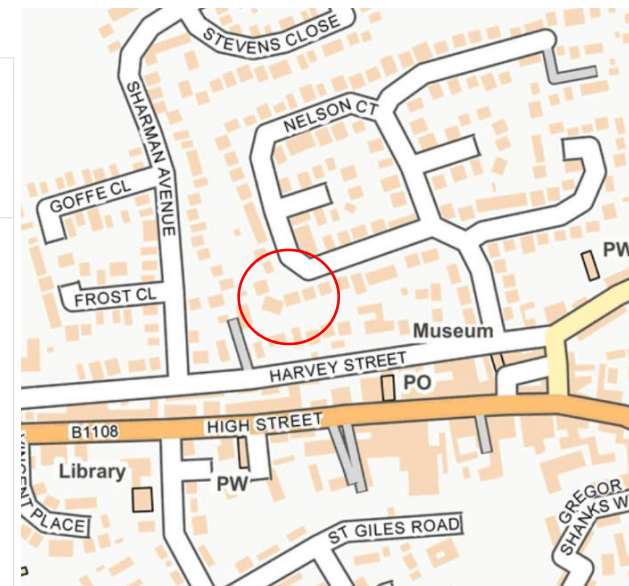
Approximate total area<sup>m</sup>

1447 ft<sup>2</sup>  
134.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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