



Hamilton Close, Watton Thetford IP25 6EX

welcome to

Hamilton Close, Watton Thetford

>>GARAGE!! Spacious 3-bedroom detached home in a quiet Watton cul-de-sac. Property features a low-maintenance garden, gas central heating, and double glazing. Close to town centre and amenities.



Entrance Hall

Carpet flooring, Radiator, UPVC door to the front aspect, Stairs to the first floor

Cloakroom WC

Wood effect flooring, Radiator, Pedestal handwash basin, Low-level WC

Lounge

19' 6" x 18' 3" (5.94m x 5.56m)
L-Shaped room - carpet flooring, double glazed windows dual aspect to the front and side, 3 Radiators, Central gas fireplace

Kitchen

16' 11" x 7' 8" (5.16m x 2.34m)
Wood effect flooring, Range of wall mounted low level units, Complimentary rolled edge work surfaces, UPVC double glazed door to the rear, Double glazed window to the rear, Radiator, Eye level built in oven, inset 1.5 sink/drain, Inset gas hob, Space for washing machine, Space for fridge freezer, Extractor hob

First Floor Landing

Carpet flooring, Radiator, Loft access, Airing cupboard, Storage cupboard

Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m)
Carpet flooring, Double glazed window to the front aspect, Built in wardrobe, Radiator

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)
Carpet flooring, Double glazed window to the rear aspect, Radiator,

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m)
Carpet flooring, Double glazed window to the rear, Radiator, Storage cupboard

Bathroom

Carpet flooring, wall mounted low level WC, Pedestal handwash basin, Vanity cupboard, Frosted double glazed window to the side aspect, Wall mounted heated towel rail, Double walk-in shower

Outside

To the rear of the property there is a fully enclosed garden, laid to lawn with a patio area and two wooden sheds. A private gate at the rear of the garden allows for access and a personal door to the garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hamilton Close, Watton Thetford

- Detached 3-Bedroom Home
- Quiet Cul-de-Sac Location
- UPVC Double Glazing
- Gas Central Heating
- Private Garage

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



£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108893 - 0007

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