

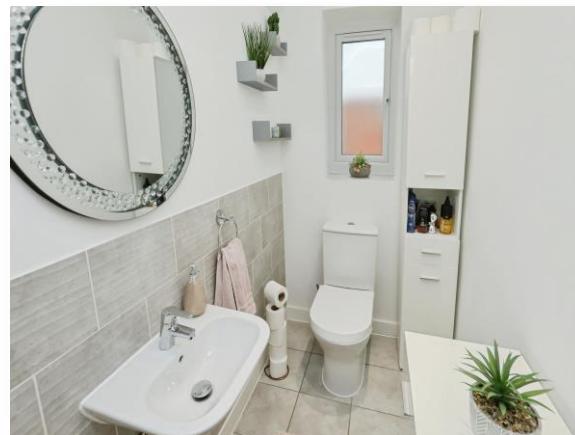


**Badger Drive, Watton Thetford IP25 6ZN**

**welcome to**

## **Badger Drive, Watton Thetford**

> > REMAINING NHBC WARRANTY! A well-presented 3 bedroom detached 'A' rated house built by Abel Homes & located within proximity to Watton town centre. Further boasting triple glazed windows, fully fitted kitchen with integrated Bosch appliances, master bedroom en-suite, gardens and garage.



## Entrance Hall

External entrance door and UPVC triple glazed window to front aspect, staircase to first floor landing, under stair storage cupboard, under floor heating.

## Cloakroom

Suite comprising low level W.C, hand wash basin, decorative tiled splashbacks, tiled flooring, under floor heating and triple glazed window to side aspect.

## Lounge

24' 8" x 9' 7" ( 7.52m x 2.92m )

UPVC triple glazed patio doors to the rear garden, UPVC triple glazed side door, two UPVC triple glazed rear window, under floor heating, opening onto kitchen.

## Kitchen

13' 6" x 10' 6" ( 4.11m x 3.20m )

Fully fitted kitchen with a range of matching base, wall and drawer units, work surfaces, sink unit and drainer, Bosch gas hob with cooker hood over and splashback, Bosch eye-line gas oven, built in dishwasher, plumbing for washing machine, built in fridge freezer, tiled flooring, under floor heating, UPVC triple glazed front window.

## First Floor Landing

UPVC triple glazed side window, radiator, airing cupboard, doors to:

### Bedroom One

10' 8" x 9' 7" ( 3.25m x 2.92m )

UPVC triple glazed rear window, radiator, door to en-suite.

### En-Suite

Fitted with a three-piece suite comprising shower cubicle, WC, wash hand basin, tiling, towel radiator, UPVC triple glazed rear window.

### Bedroom Two

11' 11" x 9' 9" ( 3.63m x 2.97m )

UPVC triple glazed front window, radiator.

### Bedroom Three

9' 7" x 7' 11" ( 2.92m x 2.41m )

UPVC triple glazed rear window, radiator.

## Bathroom

Fitted with a three-piece suite comprising bath with shower attachment, WC, wash hand basin, tiling, towel radiator, UPVC triple glazed front window.

## Outside

The property is approached via a brick weave path leading to the front door and the driveway. There are mature flowerbeds with shrubs and borders. There is a brick weave and shingle driveway which leads to the garage measuring 19'8" x 9'9". The garage has an electric up and over front door, power and light and a door to the side. To the rear of the property there is a lawned garden with a patio and pathway leading to the garage, an outside tap and outside lighting. The garden is enclosed by walls and fencing with a side access gate.



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.focalagent.com](http://www.focalagent.com)



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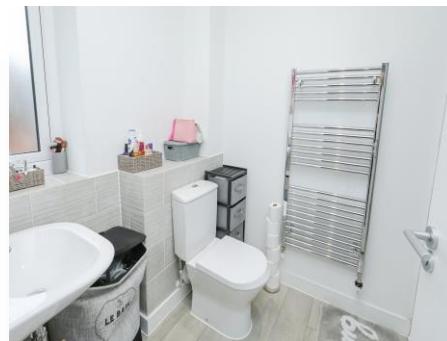
- Modern 3 Bedroom Detached Family House
- Fully Fitted Kitchen with Integrated Bosch Appliances
- Triple Glazed Windows Throughout & Gas Fired Central Heating
- Under Floor Heating
- Downstairs Cloakroom, Master Bedroom En Suite & Family Bathroom

Tenure: Freehold EPC Rating: A

Council Tax Band: C

offers over

**£270.000**

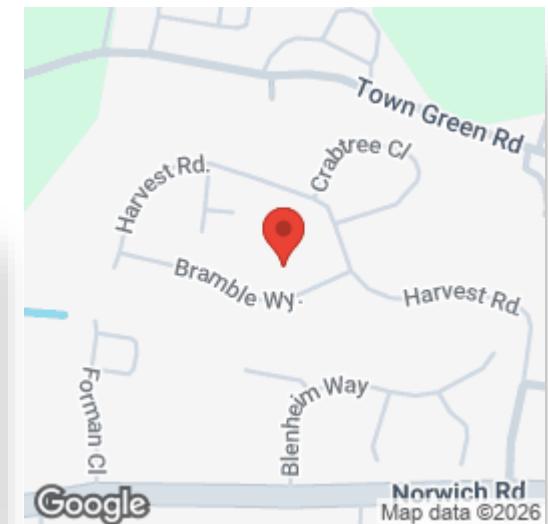


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Property Ref:  
WAT108238 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



**01953 881951**



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williamhbrown.co.uk**