



**Northolt Road, Watton Thetford IP25 6JP**

**welcome to**

**Northolt Road, Watton Thetford**

>> NO ONWARD CHAIN!! Spacious three-bedroom home with conservatory, driveway parking. Conveniently positioned close to local schools, shops, and amenities.



**Entrance Porch**

Wood effect flooring, Radiator, Double glazed window to the front aspect, Double glazed door to the front aspect

**Cloakroom WC**

Tiled flooring, Low-level WC, Pedestal handwash basin, Extractor fan, Frosted double glazed window to the front aspect

**Lounge**

Carpet flooring, Double glazed window to the rear, Radiator

**Kitchen**

Tiled flooring, Radiator, Double glazed window to the front aspect, Storage cupboard, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Inset gas hob and oven, Extractor hood, Space for dishwasher, American style fridge freezer,

**Utility Room**

Vinyl flooring, Space for tumble dryer, Complimentary rolled edge worksurfaces

**Conservatory**

Carpet flooring, Radiator, UPVC door to the rear aspect

**First Floor Landing**

Carpet flooring, Double glazed window to the front aspect

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the rear aspect, Triple built in wardrobe, Storage cupboard, Loft access

**Bedroom Two**

Carpet flooring, Radiator, Double glazed window to the rear aspect, Built in wardrobe

**Bedroom Three**

Wood effect flooring, Double glazed window to the front aspect, Radiator, Storage cupboard

**Bathroom**

Vinyl flooring, Frosted double glazed windows to the front aspect, Low-level WC, Shower cubicle, Panelled bath, Pedestal handwash basin, Radiator, Extractor fan

**Outside**

To the front of the property there is driveway parking for two cars. The rear garden is laid to lawn with a patio area and shed



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welcome to

## Northolt Road, Watton Thetford

- NO ONWARD CHAIN!
- Spacious Three Bedroom Home
- Conservatory
- Driveway Parking
- Fully Enclosed Rear Garden

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



Total floor area 102.2 sq ft (1,100 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings and orientations 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 view property box.



# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108432 - 0005

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