



## Saddlers Drive, Watton, Thetford

£900 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ Mid-Terrace Home
- ✓ Built by Abel Homes
- ✓ Energy Efficiency Rated 'B'
- ✓ Kitchen & Sitting/Dining Room
- ✓ Bathroom & Ground Floor W.C
- ✓ Two Double Bedrooms
- ✓ Private Garden
- ✓ Garage & Parking for Multiple Vehicles

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





### IN SUMMARY

This MID-TERRACE HOME should assist with the COST OF LIVING as it was built by Abel Holmes, a very ECO MINDED HOUSE BUILDER. The property has an ENTRANCE HALL, which adjoins the KITCHEN, leading to the SITTING/DINING ROOM and is finished with a CLOAKROOM which is set under the STAIRS TO THE FIRST FLOOR. Upstairs TWO DOUBLE BEDROOMS and family bathroom lead from the landing. The property is positioned on the OUTSKIRTS OF WATTON which has excellent access to amenities. To rear, there is a garden which is LAID TO LAWN with a block paved driveway for multiple vehicles, leading to a GARAGE.

### SETTING THE SCENE

The property is set back from the main road with a block paved parking area for multiple vehicles, with an area of lawn to front. The front door has flower beds adjacent, whilst the parking area leads to a single garage.

### THE GRAND TOUR

Passing through the composite entrance door, there is tiled flooring underfoot with a radiator on the left-hand wall. Straight ahead a door leads to the sitting room with the garden French doors visible as soon as you step inside. The kitchen is finished with wall and base level cabinets and a wall mounted gas fired central heating boiler to one corner, Appliances include an integrated fridge/freezer, dishwasher and space for washing machine. The sitting room offers fitted carpet, uPVC double glazed French doors to the rear garden and

smooth ceiling. The cloakroom from the entrance hall is completed with a wall mounted hand wash basin with mixer tap and tiled splash-backs. Heading upstairs there is fitted carpet on the landing with a radiator, built-in cupboard, loft access hatch and doors leading off. The bedroom on the left hand side at the top of the landing has a space over stairs which could be used for storage. The bathroom has a three-piece suite with mixer shower tap and glazed screen with tiled splash-backs. In the main bedroom which runs the full width of the property there is a window to rear and plenty of space for a bed and wardrobes.

### THE GREAT OUTDOORS

The rear garden has an area of patio directly outside the property with the hard standing footpath leading to the garage. There is a lawn with flowerbed to one side and timber panel fencing for security and offering privacy.

### OUT & ABOUT

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.



## FIND US

Postcode : IP25 6YA

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## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

689.37 ft<sup>2</sup>  
64.04 m<sup>2</sup>

**Reduced headroom**

1.15 ft<sup>2</sup>  
0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements