



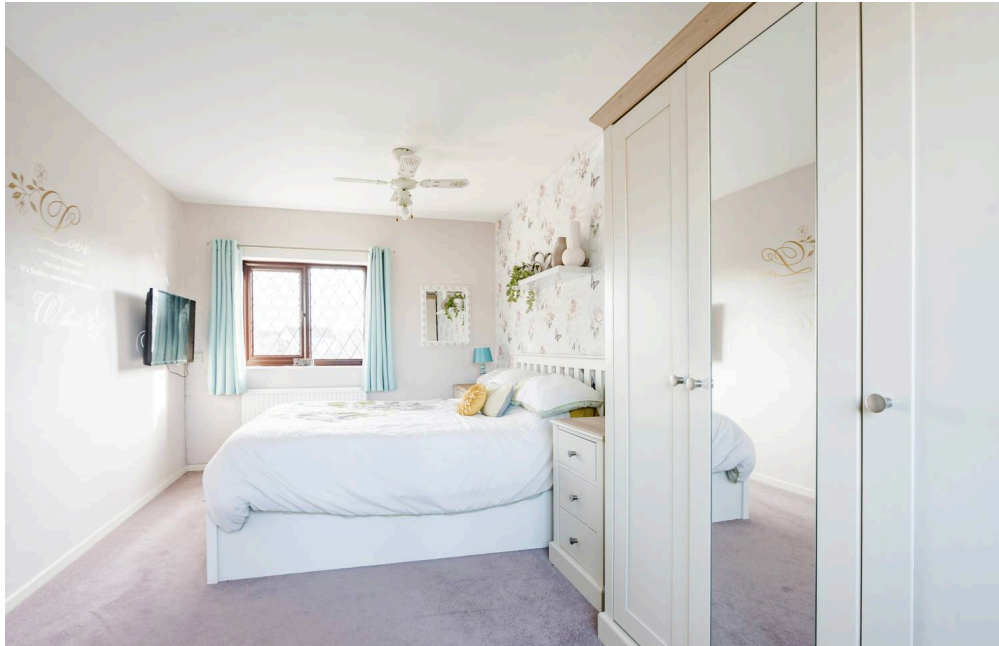
18 Edinburgh Close, Watton

OIEO £325,000 Freehold

Minors and Brady are excited to present this charming 3-bedroom detached house, perfectly nestled in a coveted location offering an ideal blend of comfort and potential. Boasting a spacious 28ft living room and the opportunity to easily convert into a 4-bedroom residence, this property presents a versatile living space to suit individual needs and preferences.

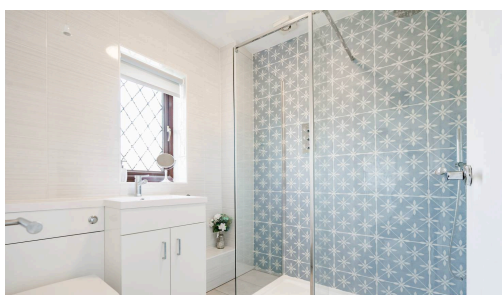
Location

Edinburgh Close is nestled in the heart of Watton, a charming market town in the scenic Norfolk countryside. This delightful property enjoys a peaceful, family-friendly location with the convenience of nearby amenities. Watton's bustling High Street is just a short stroll away, offering a variety of local shops, cafes, and restaurants, as well as a weekly market where residents can enjoy fresh local produce. The property is ideally situated for those who love the outdoors, with Thetford Forest and Wayland Wood close by, providing excellent walking and cycling trails. For families, Watton benefits from well-regarded schools and community facilities, and there are excellent transport links connecting to Norwich, Bury St Edmunds, and further afield, making this location perfect for those seeking a blend of rural charm and easy access to essential conveniences.



Edinburgh Close

Upon entering, you are greeted by a welcoming hallway leading to a ground-floor WC to your left, the dining room ahead, and the living room to your right. The generously sized living room features an inviting woodburning stove and seamlessly transitions into the conservatory through modern bi-folding doors.



The conservatory opens up to the rear garden creating a seamless flow to the outdoors, which is enclosed and generously proportioned.

The kitchen, accessible from the dining room, is well-equipped with modern amenities including integrated appliances, base and wall units, and a double oven. The kitchen further benefits from direct access to the rear garden through double doors, making al fresco dining a breeze. The ground floor layout ensures ease of movement and promotes a harmonious connection between indoor and outdoor living spaces.

Upstairs, three double bedrooms await, each offering ample space and versatility to cater to individual lifestyle requirements. A recently refurbished shower room provides a touch of luxury, complete with a WC, vanity sink, and a jet shower for a rejuvenating experience.

Furthermore, the property includes off-road parking with a sizeable driveway leading to a garage, ensuring convenience for residents and guests alike. The rear garden is a private sanctuary, featuring a peaceful pond, well-maintained flower and shrub borders, and a paved patio area for relaxation and outdoor enjoyment.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

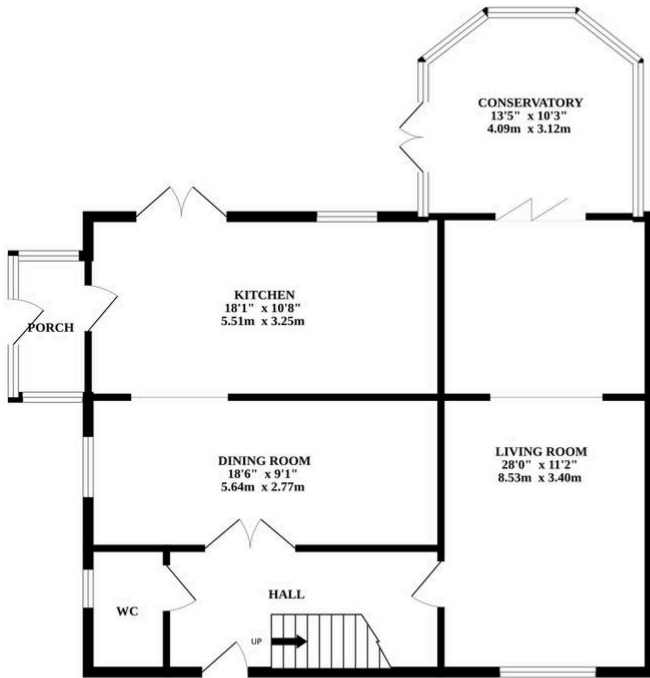
Tenure: Freehold

EPC Energy Efficiency Rating: D

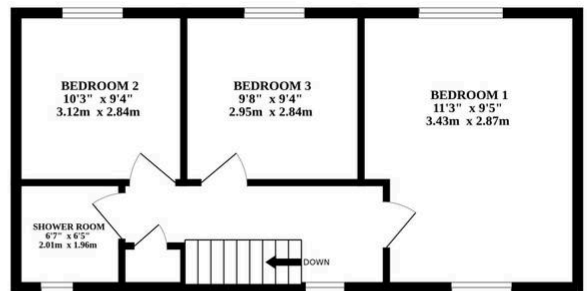
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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