



Harvest Road, Watton - IP25 6ZF



## Harvest Road

Watton, Thetford

Offered in immaculate condition this 2019 built SEMI-DETACHED home comes with an energy efficiency rating of A, courtesy of its modern build, mixture of gas fired central heating with UNDER FLOOR HEATING on the ground floor, triple glazed windows and SOLAR PANELS. A well appointed kitchen comes with INTEGRATED APPLIANCES, opening into the brilliantly well-lit DUAL ASPECT SITTING/DINING ROOM with a W.C also located on the ground floor. The first floor houses THREE BEDROOMS with the larger benefiting from a modern EN-SUITE SHOWER ROOM, and all having use of the main three piece bathroom. The rear garden has been maintained to a brilliant standard with patio seating area, with OFF ROAD PARKING and a GARAGE sat behind the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



- Semi-Detached Home
- 2019 Built & A-Rated for Energy Efficiency
- Open & Flowing Living Accommodation
- Kitchen with Built-in Appliances
- Three Bedrooms
- Family Bathroom & En-suite
- Private Rear Garden
- Off Road Parking & Garage

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.

#### SETTING THE SCENE

The property emerges to your right within this popular development with a frontage overlooking the green space and children's play area in front. An access road next to the property leads you towards the part brick weave and part shingle tandem driveway sitting in front of the detached brick garage with access into the rear garden.



Along the side and to the front of the property are colourful planting borders with a flagstone pathway leading towards the front door with an awning above.

### THE GRAND TOUR

Once inside you are first met with a tiled entrance hallway with access to all living accommodation on the ground floor, stairs to the first floor handy built in storage cupboard and two piece part tiled WC with frosted glass window to the front. Turning to your right you will find yourself in the kitchen with an array of wall and base mounted storage units complete with tiled splash backs giving room to a multitude of integrated appliances including a dishwasher, fridge/freezer, washing machine plus oven and four ring gas hob with extraction above with the addition of USB charging ports suited to modern living. Flowing freely from this space you will find yourself passing through an opening into the sitting/dining room with all carpeted flooring giving way to space for a sitting room suite and formal dining table whilst being incredibly well lit at any time of the year courtesy of its dual aspect complete with triple glazed uPVC French doors onto the rear garden patio and under the stair storage cupboard. The first floor landing grants access to all three bedrooms on the first floor as well as a handy built in storage cupboard plus the three piece family bathroom suite with part tile surround, shower head mounted over the bath and wall mounted heated towel rail. The main bedroom can be found to the rear of the property overlooking the rear garden with a large carpeted floor space leaving room for a double bed and additional storage solutions whilst benefiting from an en-suite shower room complete with wooden effect flooring and wall mounted heated towel rail. The second bedroom comes towards the front of the property overlooking the green adjacent with carpeted flooring leaving room for a double bed and additional storage solutions with a radiator mounted below the window.

The smallest of the three bedrooms also occupies a rear facing aspect currently functioning as a dressing room, this space would make the ideal single bedroom, study or nursery depending on the occupants needs with this and all other bedrooms having TV points found within.

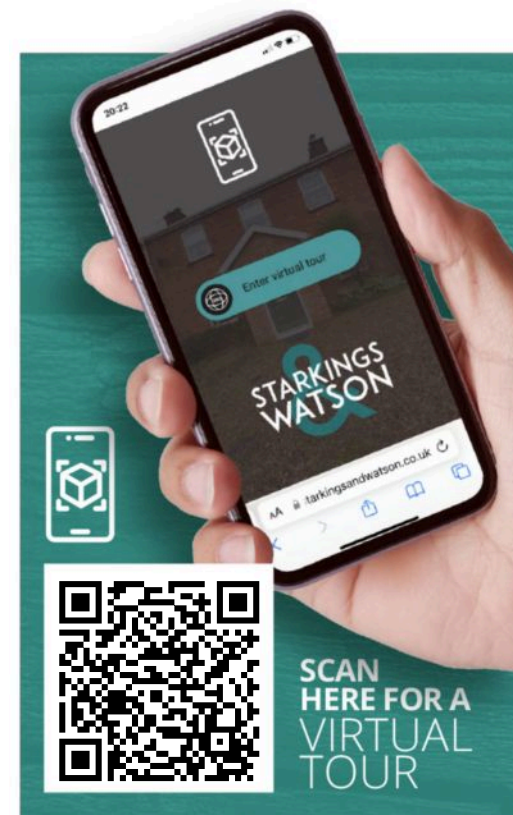
### FIND US

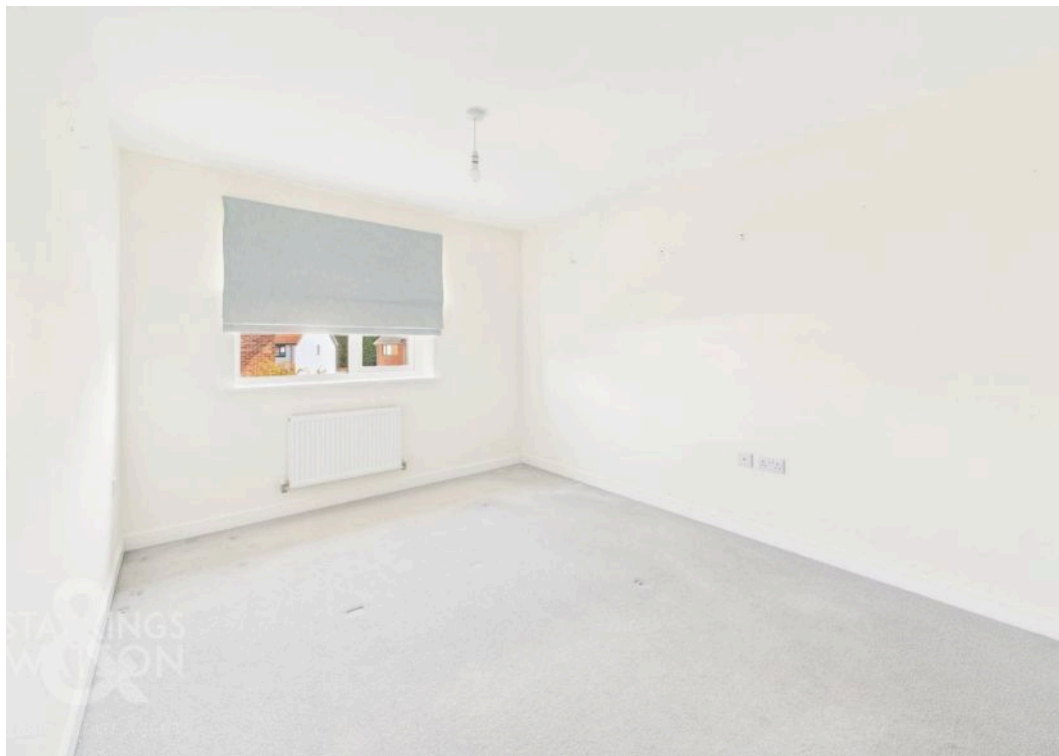
Postcode : IP25 6ZF

What3Words : ///message.impulsive.bridge

### VIRTUAL TOUR

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



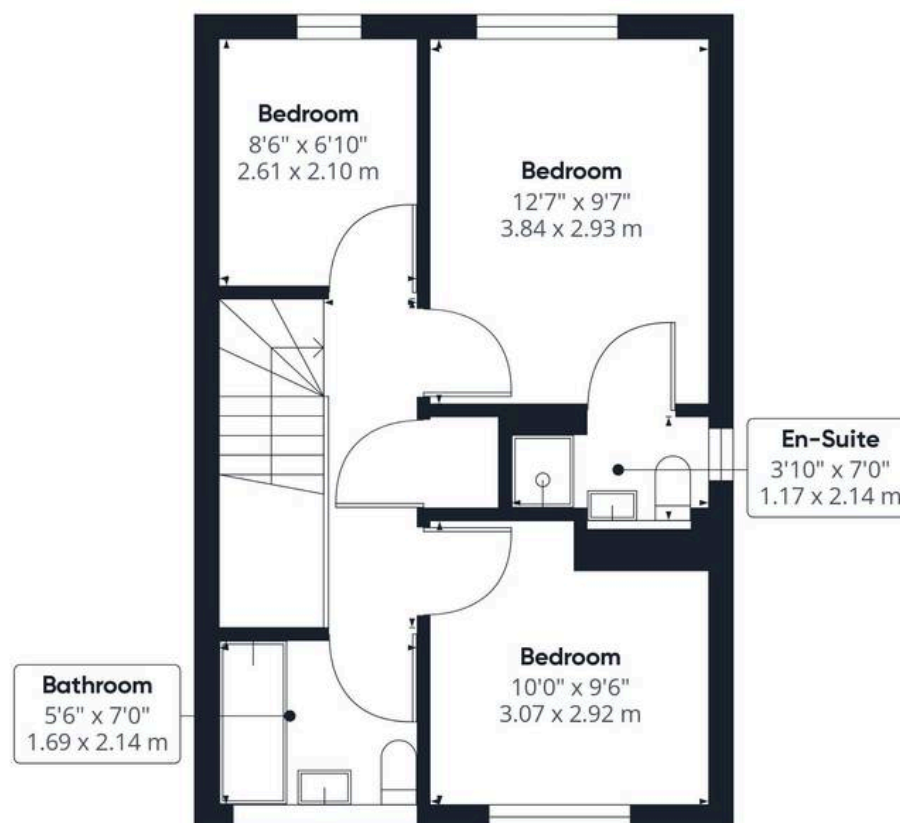




## THE GREAT OUTDOORS

The rear garden is neatly manicured and fully enclosed on all sides and to the rear and features a water butt and outside tap plus lighting to the rear with additional lighting to the front. A flagstone patio is perfectly positioned at the rear of the property to make the most of the summer sunshine whilst the rest of the garden is laid to lawn with a planting border running to the side and rear. A rear access gate takes you directly onto the driveway with access into the garage coming from either the personal door or the electric door to the front with all electrics and lighting within the garage.





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

819.46 ft<sup>2</sup>

76.13 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: 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.