



Stokes Avenue, Watton - IP25 6LP



Stokes Avenue

Watton, Thetford

This well positioned SEMI-DETACHED HOUSE offers OVER 1340 SQ FT (stms) of accommodation, NEWLY FITTED BOILER and electrical consumer unit being SUBSTANTIALLY EXTENDED with SPACIOUS WRAP AROUND GARDENS. Once inside you will find an ENTRANCE HALL which leads to the 17' DUAL ASPECT SITTING ROOM, separate 11' DINING ROOM, both of which have been renovated recently by the current owners, 13' ground floor bedroom with newly fitted SPACIOUS EN SUITE ideal for those seeking MULTI-GENERATIONAL LIVING. Alongside these inviting features, a 13' FITTED KITCHEN has also been recently fitted by the current owners. To the rear of the property you will find a FANTASTIC 11' UTILITY ROOM and CLOAKROOM. Upstairs the property boasts three bedrooms, giving FOUR BEDROOMS in total and a FAMILY BATHROOM - whilst these still need modernising, they offer great potential. OUTSIDE the property offers a GREAT SPACE to the FRONT and REAR - both being DESIGNED for LOW MAINTENANCE and WHEELCHAIR ACCESS in mind, along with ample parking for two cars with potential to add more if required.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House - Part Renovated To A High Standard
- Considerably Extended Giving Over 1340 Sq. Ft (stms)
- Brand New Gas Central Heating System, Combi boiler & Electrical Consumer Unit
- 17' Sitting Room & Separate Dining Room
- Newly Fitted Kitchen With Walk-In Pantry & Utility Room
- Four Bedrooms Over Two Levels
- Three Piece Family Bathroom, En-Suite & WC
- Generous Wrap Around Gardens & Ample Off Road Parking

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 is set back from the street where a timber panel fence separates the property from the public footpath whilst giving privacy with large brick weave driveway to the right hand side of the home giving ample off road parking.



The remainder of the front garden features a multitude of raised planting beds ideal for those potential green fingered buyers giving a vibrant feel to the front of the home. There are two entrances to the property, one through the extended portion into a large lobby space and a second into the original portion of the home situated between the sitting and dining rooms.

THE GRAND TOUR

Entering through the original door, you properly splits in each direction with stairs for the first floor directly ahead. Turning to the left you will find yourself in the first of the newly renovated living spaces in the form of a 17' dual aspect sitting room laid with hard wearing wood effect flooring and benefiting from a recent redecoration creating a welcoming atmosphere. Each side of the property is opened onto the outside through uPVC double glazed windows with radiators mounted below the windows, all fed by a newly updated central heating system. From here an access door leads directly into the newly fitted kitchen, however this is currently not in use by the current owners. From the central lobby again and turning to your right, you will find yourself in a separate dining room with the ability to be opened up into the kitchen if a more open plan feel is desired. Whilst the space does function as the ideal dining area, it could be purposed as an additional sitting room or potential large home office setup. Just off the rear of the dining room is the kitchen again a newly updated and renovated living area with tiled flooring underfoot and an array of base mounted storage units which in turn leaves space for a large oven and hob with extraction above with full tiled splashbacks and a fitted dishwasher on the adjacent side of the room below the one and a half inset chrome sink.

Just through from the rear of the kitchen there is an opening taking you towards the garden where access to the walk in pantry and two piece ground floor WC can be found with additional large utility room at the very rear of the property giving space and plumbing for both a washing machine and tumble dryer. This portion of the home hasn't been renovated by the owners just yet however offers a wealth of potential in itself being the perfect addition to a busy household. Heading through to the extended portion on the ground floor and the secondary access, a large lobby style entrance is the first space to greet you giving ample shoe and coat storage before heading into the remainder of the home.

The versatile portion of the home then emerges in the form of a generously sized ground floor double bedroom overlooking the front gardens through uPVC double glazed windows and offering more than enough space for a large double bed with further storage solutions or simply to function as an additional reception room if needed. Through from here a fully renovated en-suite bathroom can be found, uniquely decorated, laid with tiled flooring and a predominantly tiled surround, the suite boasts a rainfall shower head with glass screen mounted over the bath, floating vanity storage and a large open floor space.

Heading to the first floor, the property is still in need of some modernization however again offers a wealth of potential. To the front of the home two well proportioned double bedrooms can be found, both being easily large enough to accommodate double beds with further storage solutions and soft furnishings with the smaller room to the side of the home being ideal as a large single bedroom, nursery or home office setup if desired. From the landing two further storage cupboards can be found with the three piece family bathroom suite located at the very top of the hallway. Again, this suite is in need of some modernization however leaves potential for a new owner to put their stamp on the first floor.

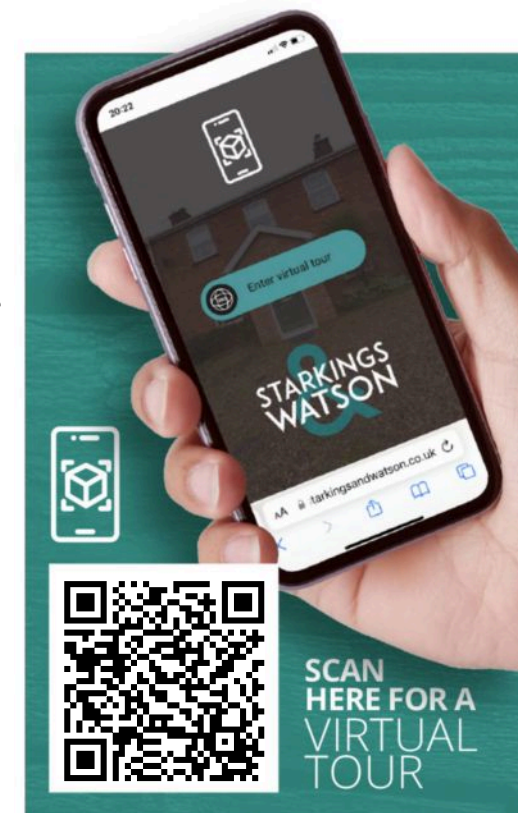
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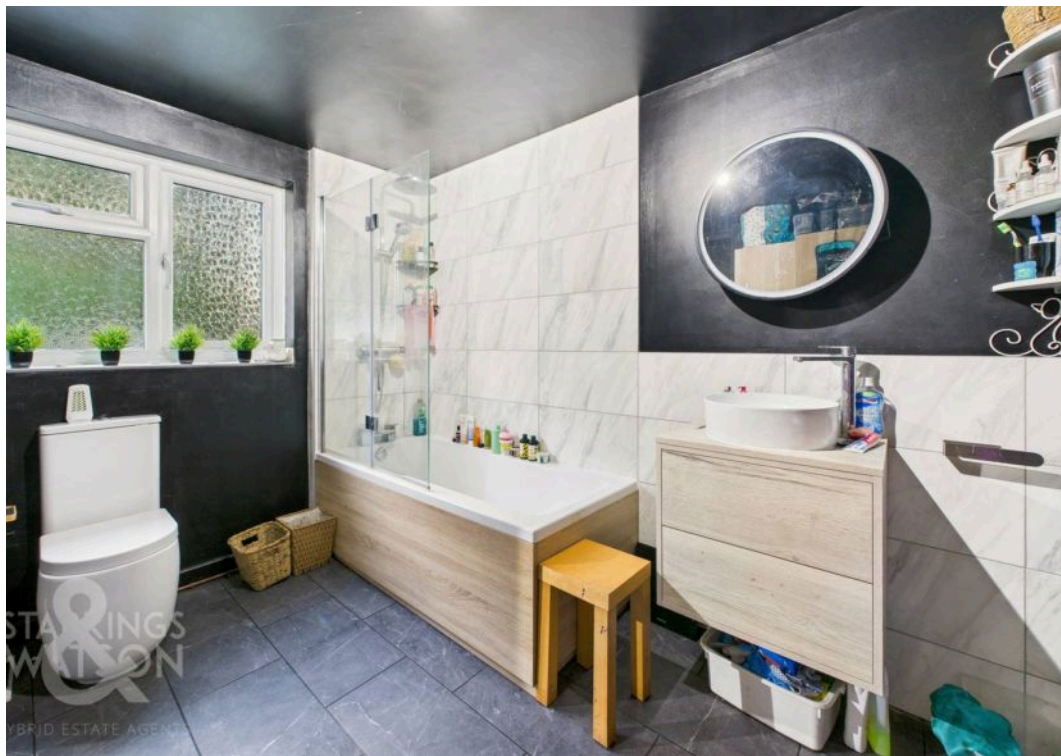
Postcode : IP25 6LP

What3Words : ///lamenting.joked.uptown

VIRTUAL TOUR

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



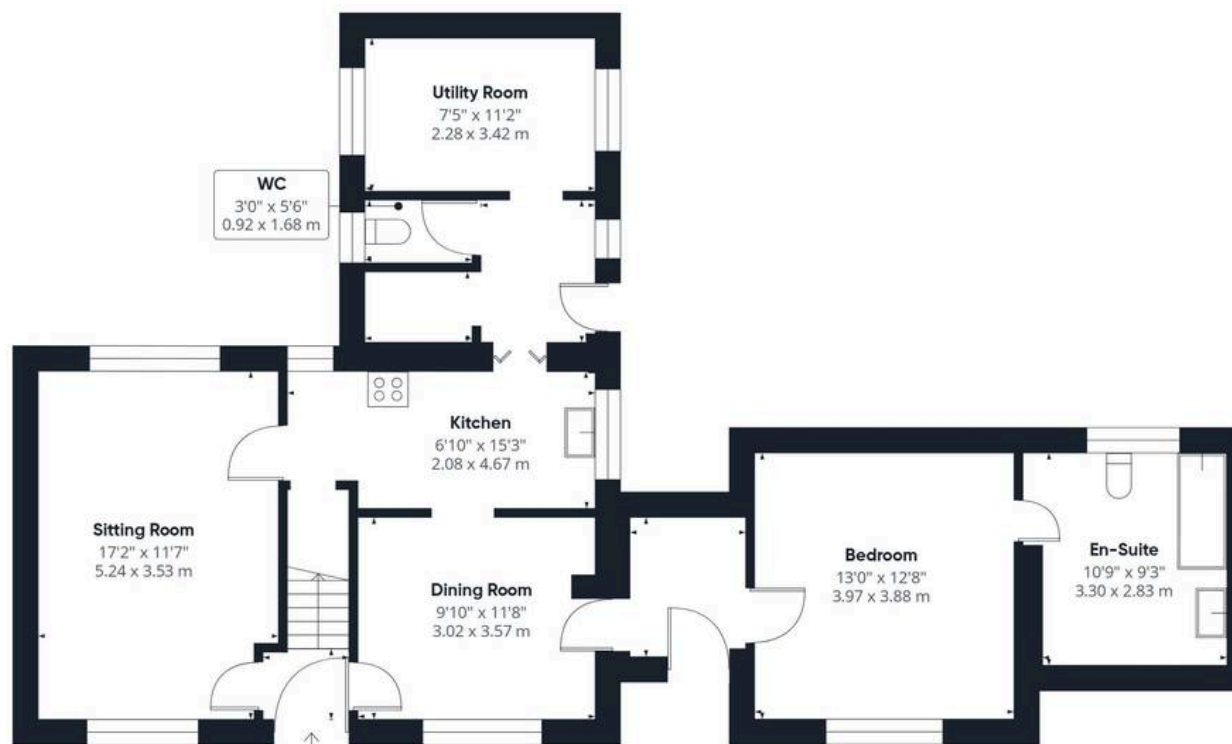




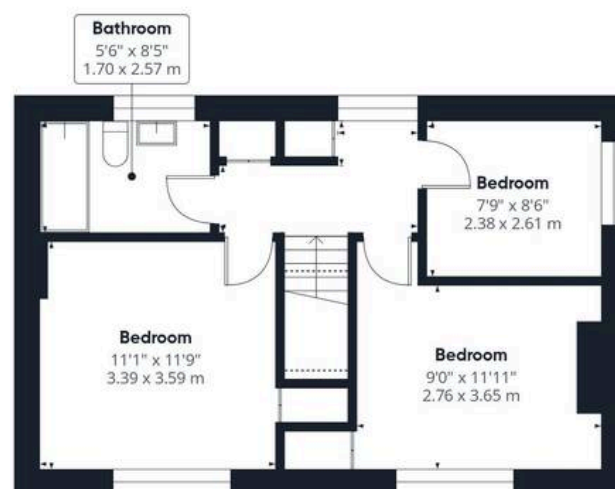
THE GREAT OUTDOORS

The rear garden, much like the front, is offered in a low maintenance and easily accessible condition, being fully enclosed with a mixture of brick wall and timber panel fencing. The rear garden currently houses a multitude of raised planting beds with two large glass greenhouses Large shed with it's own consumer unit and a further brick weave low maintenance space to the side and rear of the original portion of the home, giving a generous space for families and friends to enjoy in the warmer months.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1348 ft²

125.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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