



Bloodhound Road, Watton - IP25 6WA

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HYBRID ESTATE AGENTS



## Bloodhound Road

Watton, Thetford

Situated just a few moments from a full range of amenities and the centre of Watton, this **DETACHED BUNGALOW** enjoys a **PRIVATE REAR GARDEN** due to its setting on the development with a tandem **DRIVEWAY** boasting a **NEWLY ERECTED CAR PORT** sat just in front of the **GARAGE** with electric roller door. Internally, the property is incredibly well presented and maintained offering a flawless finish in every room with many **UPDATED FEATURES** including the **KITCHEN** accompanied by **INTEGRATED APPLIANCES** and brand new **SHOWER ROOM**. In total, there are **THREE DOUBLE BEDROOMS** on offer with the main having double **BUILT-IN WARDROBES** and an **EN-SUITE SHOWER ROOM** whilst a 17' **SITTING ROOM** backs onto the rear garden through a set of French doors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Link-Detached Bungalow
- Separate 17' Sitting Room & Kitchen/Dining Room
- Updated Kitchen With Integrated Appliances
- Three Double Bedrooms
- Newly Fitted Shower Room & En-Suite To The Main Bedroom
- Fully Enclosed, Private Rear Garden
- Driveway, Carport & Garage With Electric Roller Door
- Short Walk To Full Range Of Amenities

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 can be found set back from the street with a low maintenance shingle and slate frontage for ease of use where a tandem driveway allows for the parking of multiple vehicles with a recently erected carport sat just in front of the garage entrance.

## THE GRAND TOUR

Once inside, a central hallway is the first space to greet you which opens up to the rear and granting access to all living accommodation within the property with the bedrooms being situated towards the front of the home and daytime living accommodation towards the rear. The main bedroom sits towards the very front of the property boasting double built in wardrobes and a large open carpeted floor space more than suited to a double bed with further soft furnishings. Just off to the side of this bedroom is an en-suite shower room again complete with all tiled flooring, low level radiator and frosted glass window out to the side of the home. Two further double bedrooms can be found at this end of the hallway, each of which are laid with carpeted flooring with either being able to accommodate a double bed with further storage solutions whilst the slightly smaller room currently functions as a home office and additional storage space.

Situated just opposite this room is a newly installed and updated three piece shower room complete and finished to a high standard with a modern feel. The space boasts vanity storage with a low level radiator, walk in shower cubicle with rainfall shower head. The sitting room sits just next door to this - measuring an impressive 17' in length, this room could easily accommodate a dining table as well as a sitting room suite if desired however, currently leaves a large open floor space suited to a mixture of additional soft furnishings with uPVC double glazed French doors backing onto the rear garden and allowing natural light to fill the room.

The final internal living space comes in the form of a kitchen and dining room, this dual aspect area is again bathed in natural light and set upon all tiled flooring running from the hallway. The floor space initially opens up to leave room for a breakfast or dining table where the kitchen emerges just beyond this updated by the vendor in recent years to offer a wide array of wall and base mounted units giving way to integrated appliances which include dual eye level ovens, hob, dishwasher, washing machine and fridge/freezer.

## FIND US

Postcode : IP25 6WA

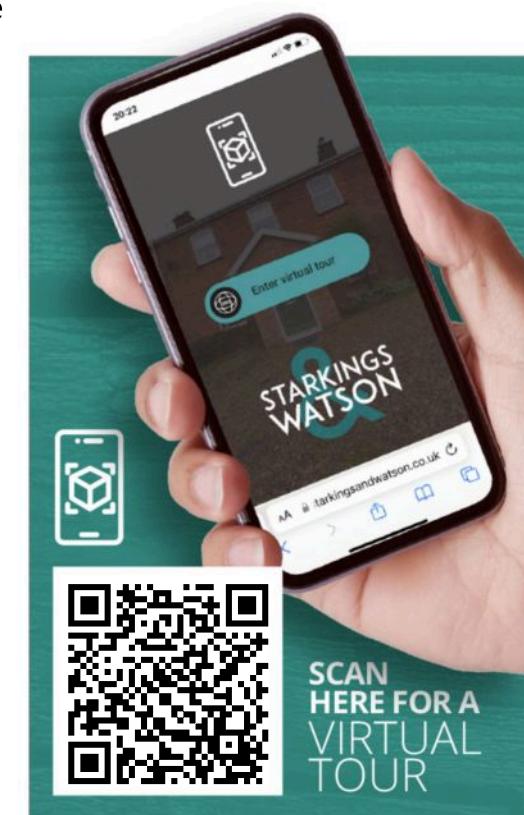
What3Words : //measuring.data.clarifies

## VIRTUAL TOUR

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

## AGENTS NOTES

Please note the vendor has made us aware of a yearly maintenance fee amounting to £125 which is currently in place.



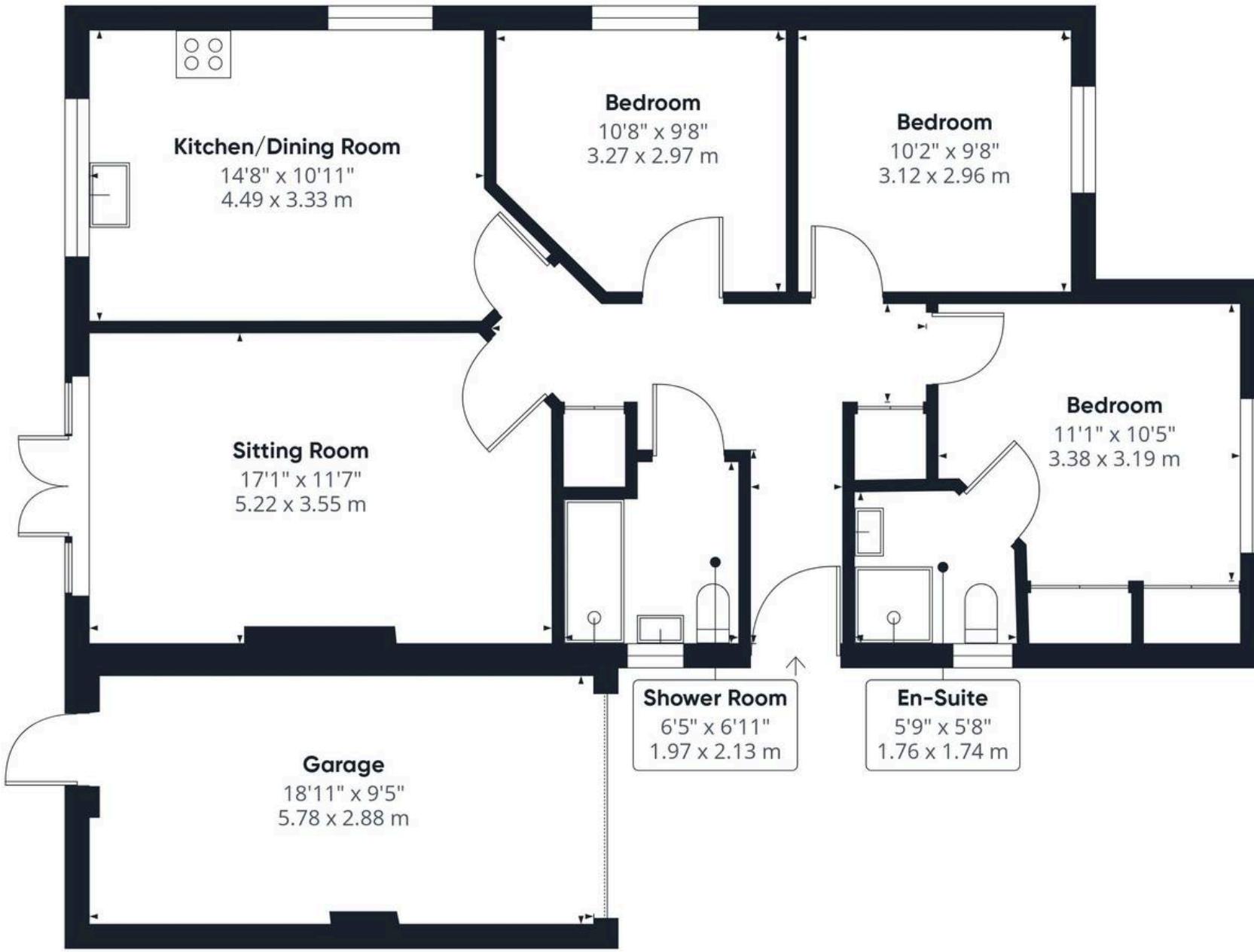




## THE GREAT OUTDOORS

The rear garden is fully enclosed and made private courtesy of its position on the development surrounded by bungalows. Timber panel fencing runs the perimeter of the garden which is then paired with a shingle planting bed to add vibrancy to the outside space before a lawn garden and small flagstone patio walkway take you towards the rear of the home and personal garage door. The property also has a side entrance to the back garden which is accessed by a walk way to the rear gate





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

1050 ft<sup>2</sup>  
97.4 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

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



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.