



**Hunters Oak, Watton Thetford IP25 6HL**

*welcome to*

## **Hunters Oak, Watton Thetford**

A well-presented three-bedroom home in a quiet Watton development, offering a conservatory, garage, spacious living areas, and a low-maintenance garden backing onto fields. Ideally located close to schools, local amenities, and the town's bustling high street.



### Entrance Hall

Wood effect flooring, Double glazed window to the front aspect, Wooden door to the front aspect, Radiator, Stairs to the first floor

### Cloakroom WC

Tiled flooring, Low-level WC, Pedestal handwash basin, Vanity unit, Wall-mounted heated towel rail

### Lounge

Carpet flooring, Radiators, Double glazed bay window to the front aspect

### Dining Room

Wood effect flooring, Radiator, Sliding doors to conservatory

### Kitchen

Wood effect flooring, Radiators, 1.5 sink/drainer, Ceramic hob, Extractor hood, Eye-level double oven, Space for washing machine, Space for dishwasher, Space for fridge freezer, Double glazed window to the rear aspect, Range of low-level units, Complimentary rolled edge worksurfaces

### Conservatory

Vinyl flooring, Double glazed surrounding to the rear aspect, Radiator

### First Floor Landing

Carpet flooring, Radiator, Loft access

### Bedroom One

Carpet flooring, Radiator, Double glazed window to the front aspect, Fitted blinds

### En-Suite

Tiled flooring, Low-level WC, Shower cubicle, Vanity handwash basin, radiator, Frosted double glazed window to the front aspect, Airing cupboard

### Bedroom Two

Carpet flooring, double glazed window to the rear aspect, Radiator, Fitted blinds

### Bedroom Three

Carpet flooring, Radiator, Double glazed window to the rear aspect

### Bathroom

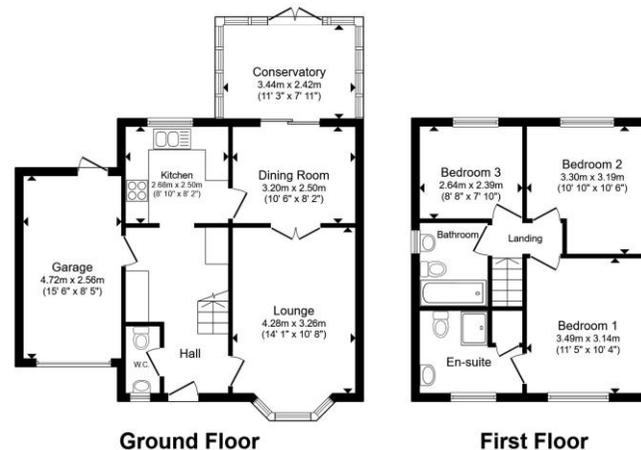
Tiled flooring, Low-level WC, Vanity handwash basin, Panelled bath with overhead shower, Radiator,

### Garage

Up and Over door, Power and Lighting, Personal door to the rear

### Outside

To the front of the property there is a driveway and shingle frontage and to the rear of the property there is a fully enclosed garden with artificial grass and patio area. There is also a wooden lean-to with power and lighting.



Total floor area 104.7 m<sup>2</sup> (1,127 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Hunters Oak, Watton Thetford

- Three Well-Proportioned Bedrooms
- Bright Conservatory
- Spacious Garden with Field Views
- Modern Kitchen with Separate Dining Room
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £270,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WAT109010 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**01953 881951**



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williamhbrown.co.uk**