



Harvey Street, Watton, Thetford

Offers In Region Of £325,000 Freehold

Energy Efficiency Rating : 55

- ✓ Detached Bungalow
- ✓ Modern Kitchen with Central Island
- ✓ Sitting/Dining Room
- ✓ Bathroom & Cloakroom
- ✓ Three Double Bedrooms
- ✓ Gardens to Front & Rear
- ✓ Off Road Parking
- ✓ Carport, Garage & Timber Shed

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



NO CHAIN! Occupying a **CENTRAL MARKET TOWN LOCATION**, this **1400 SQ FT (stms) DETACHED BUNGALOW** boasts **MODERN FINISHES** and **GENEROUS ROOM SIZES** throughout. Stepping inside, the **ENTRANCE PORCH** and **HALL** lead to the utility room, **OPEN PLAN KITCHEN/BREAKFAST ROOM** - with light coloured kitchen units, **BUILT-IN APPLIANCES** and a **MATCHING CENTRAL ISLAND** with space for **FOUR STOOLS** at the **BREAKFAST BAR!** The remaining accommodation is **EQUALLY IMPRESSIVE** with both the **SITTING ROOM** and **DINING ROOM** measuring 18', **THREE BEDROOMS** - all of which have **BUILT-IN STORAGE/WARDROBES**, **FAMILY BATHROOM** with **THREE PIECE SUITE** and a separate **CLOAKROOM**. The property also features a **CARPORT** that runs the length of the property and provides access to the garden, **GARAGE** and **TIMBER STORAGE SHED**. The garden is **LAI D TO LAWN** with a **DECK** and **SUMMER HOUSE** - all enclosed with **TIMBER PANELLED FENCING**. Parking is provided off road for **MULTIPLE VEHICLES** to front.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (IP25 6EH), but to help...Upon entering Watton on the Norwich Road / B1108 follow the road through the outskirts and into the Town Centre. Head past the Watton Clocktower and turn right onto Harvey Street which is One Way. The property can be found on the left hand side about half way down, indicated by our For Sale board.

The property is set back from the road behind high level hedging and gated access. This opens to a hard standing driveway providing off road parking for multiple vehicles, access to the carport through double gates and the adjacent lawned front gardens.

AGENTS NOTE

The oil tank for this property is situated within the timber shed.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, radiator, window to side, double doors to entrance hall, door to:

UTILITY ROOM

7' 6" x 5' 7" (2.29m x 1.7m) Fitted range of base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, vinyl flooring, radiator, space for washing machine and fridge freezer, high level window to side, uPVC obscure double glazed window to front, loft access hatch.

ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard x2, doors to:

SITTING ROOM

17' 10" x 11' 10" Max. (5.44m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to side, television point, opening to:

DINING ROOM

17' 10" x 12' (5.44m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed full height windows and French doors to front, coved ceiling.

DOUBLE BEDROOM

12' 6" x 11' 11" (3.81m x 3.63m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe with sliding doors, coved ceiling.

DOUBLE BEDROOM/STUDY

9' 5" x 6' 11" (2.87m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in single wardrobe.

DOUBLE BEDROOM

13' 4" x 9' 3" Max. (4.06m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in single wardrobe.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs

and flooring, radiator, uPVC obscure double glazed window to rear.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled flooring, radiator, uPVC obscure double glazed window to side.

KITCHEN/BREAKFAST ROOM

Fitted range of wall and base level units with complementary square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with extractor fan above, built-in electric eye level double oven, matching central island, integrated dishwasher and fridge freezer, tiled flooring, radiator, uPVC double glazed windows to front and side, cupboard housing the floor standing oil fired central heating boiler, uPVC double glazed door to side.

OUTSIDE REAR

Leaving the property via the kitchen/breakfast room door, head through the car port and through a timber gate to the rear garden. Fully enclosed with timber panelled fencing, the garden enjoys an almost non-overlooked aspect. Largely laid to lawn with an area of raised decking the garden enjoys the south sun throughout the day.

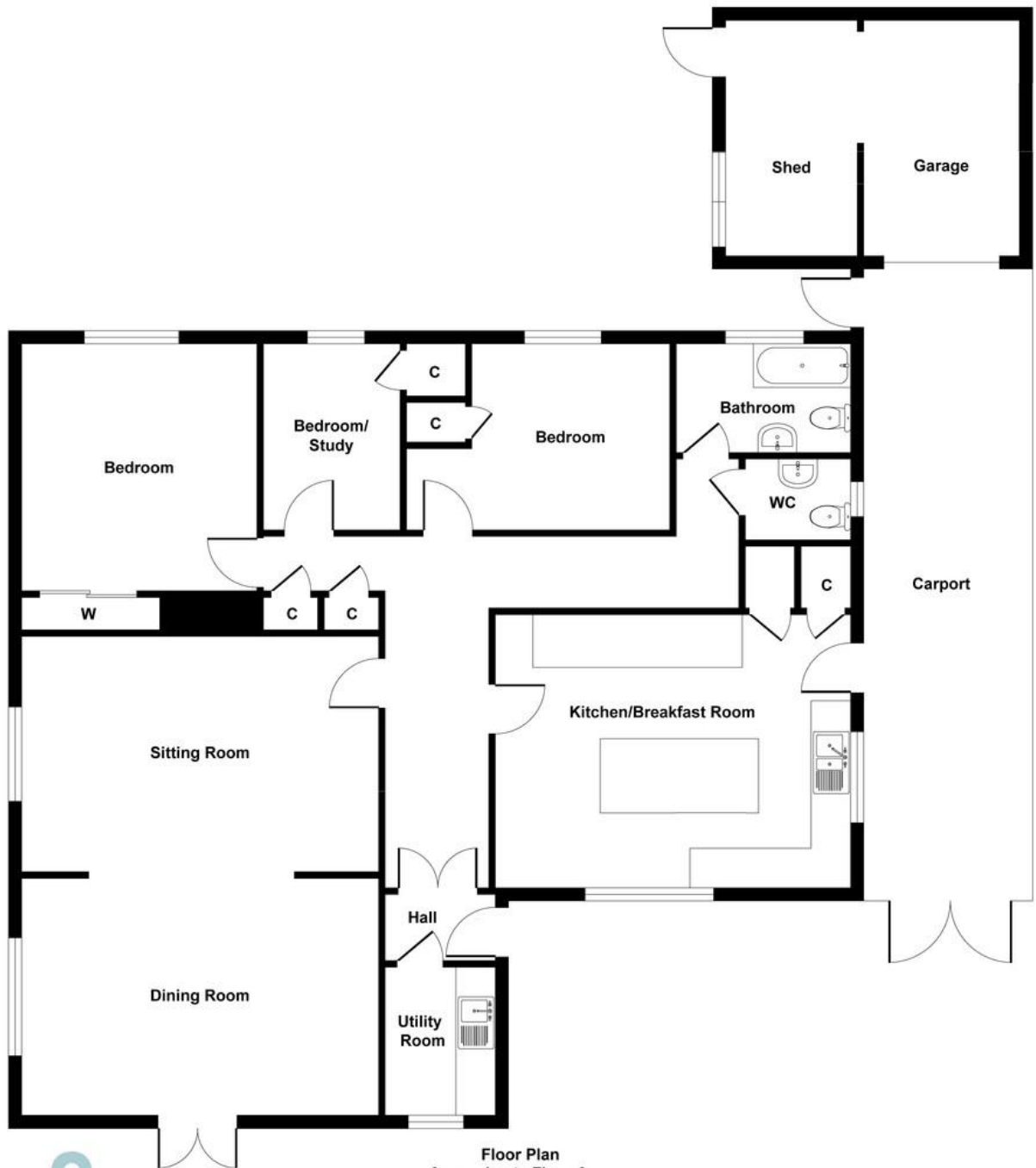
CAR PORT

26' 8" x 9' 2" (8.13m x 2.79m) Double doors to front.

GARAGE

17' 2" x 8' 8" (5.23m x 2.64m) Up and over door to front, power and light, opening to





Floor Plan
 Approximate Floor Area
 1433 sq. ft
 (133.13 sq. m)

Approx. Gross Internal Floor Area 1433 sq. ft / 133.13 sq. m

Agents Note: 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

Centralised Hub:

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