



**Fairway Drive, Richmond Park Golf Club, Saham Road,
Watton, IP25 6DT**

OFFERED WITH NO CHAIN!

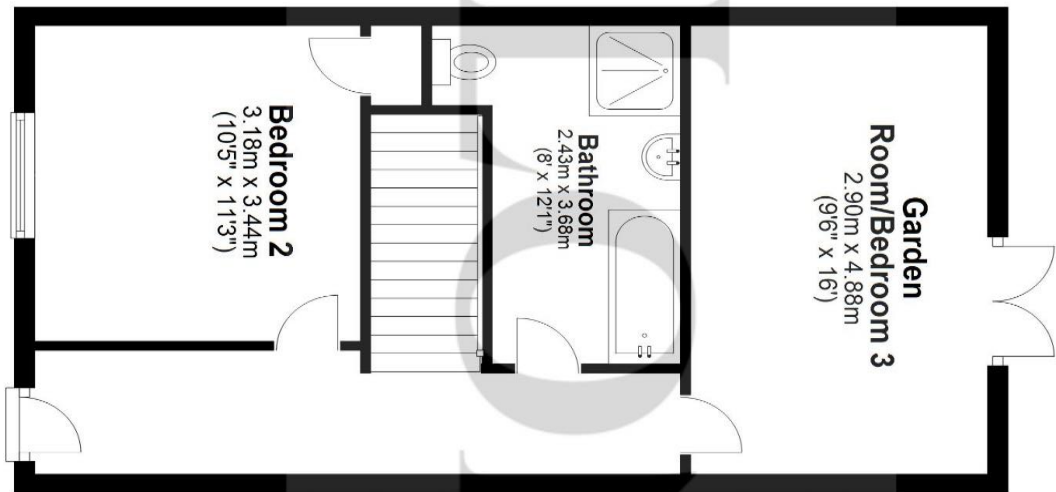
A three bedroom three storey mid terrace property situated on the Richmond Park golf club with views looking out across the golf course. The property boasts en-suite bathroom to primary bedroom, kitchen/dining room, large family bathroom, gas central heating and UPVC double glazing.

Guide Price £190,000-£200,000



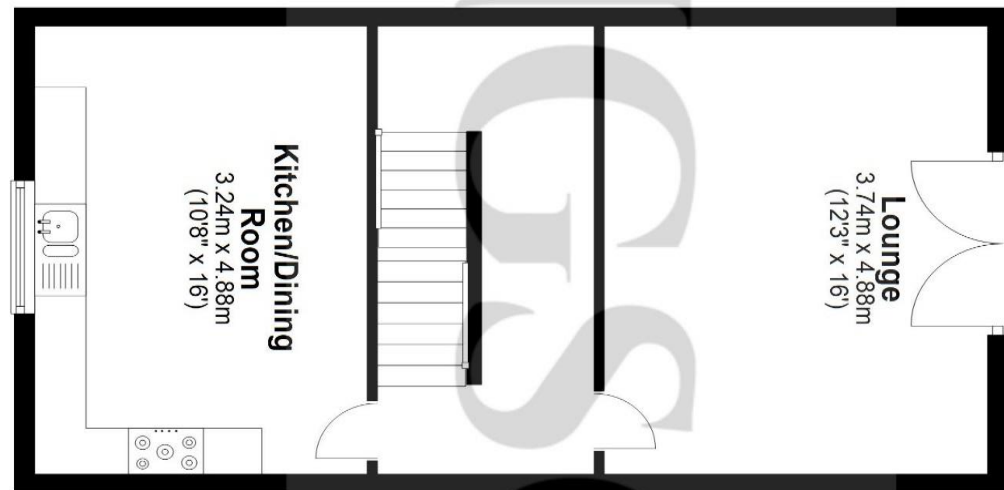
Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



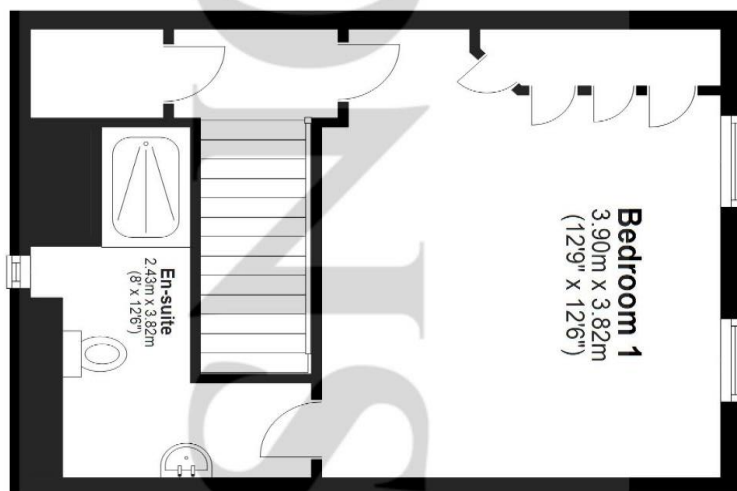
First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 123.6 sq. metres (1330.6 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



First Floor Landing

Radiator, spot lighted ceiling, stairs to second floor.

Bedroom One

12'9" (3.89m) x 12'6" (3.81m)

Fitted double wardrobe and drawer units, two Velux windows to rear, radiator, door leading to en-suite.

En-Suite

Walk-in shower with rainwater mains shower head over, chrome heated towel rail, vanity wash basin with tiled splashback, mirror and light, WC, ceramic tiles to floor, Velux window to front, spot lighted ceiling, loft access.

Second Floor Landing

Storage cupboard.

Family Bathroom

Large bathroom comprising shower cubicle with mains electric rainwater shower head over, WC, wash basin, bath with mixer taps, chrome heated towel rail, fully tiled walls, ceramic tiles to floor, spotlighted ceiling, extractor fan.

Outside Front

Two designated off-street parking spaces, covered porch.

Rear Garden

Fully enclosed garden laid mainly to lawn with a patio area, plants and shrubs to beds and borders, fenced perimeter, garden shed and gated access to rear and two allocated parking spaces.

Agent's Notes

EPC rating 79C (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Unique Location
- Three Double Bedrooms
- En-Suite to Primary Bedroom
- Flexible Living Spaces
- Fitted Kitchen
- UPVC Double Glazing
- Gas Central Heating
- Two Allocated Parking Spaces

Guide Price £190,000-£210,000
OFFERED WITH NO CHAIN!

Situated on and overlooking Richmond Park golf club, Longsons are delighted to bring to market this three bedroom three storey mid terrace house. The property boasts flexible living with bedrooms on two floors, en-suite shower room to primary bedroom, kitchen/dining room, family bathroom and UPVC double glazing.

The beauty of this property extends beyond its walls, as it gracefully merges with the stunning views of the surrounding area. The allure of Richmond Park golf club is never far away, providing you with endless opportunities for leisurely strolls or exhilarating rounds of golf.

Viewing highly recommended. And with no chain involved, you could be moving into your dream home sooner than you think!

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall

UPVC double glazed entrance door, wooden flooring, radiator, spot lighted ceiling, stairs to first floor.

Garden Room/Bedroom Three

16'0" (4.88m) x 9'6" (2.9m)

UPVC double glazed double patio doors leading to rear garden, radiator.

Bedroom Two

11'3" (3.43m) x 10'5" (3.18m)

UPVC double glazed window to front, storage cupboard, radiator.

Lounge

16'0" (4.88m) x 12'3" (3.73m)

UPVC double French doors overlooking the rear garden with glass panels either side and Juliette balcony, radiator.

Kitchen/Dining Room

Range of units to walls and floor complemented by a roll edge worktop, one and a half sink unit and mixer tap, tiled splashbacks, integrated dishwasher, space for a Range style gas/electric double oven with electric extractor over, space for fridge/freezer, space for table, UPVC double glazed window to front, ceramic tiles to floor, spot lighted ceiling, radiator.

