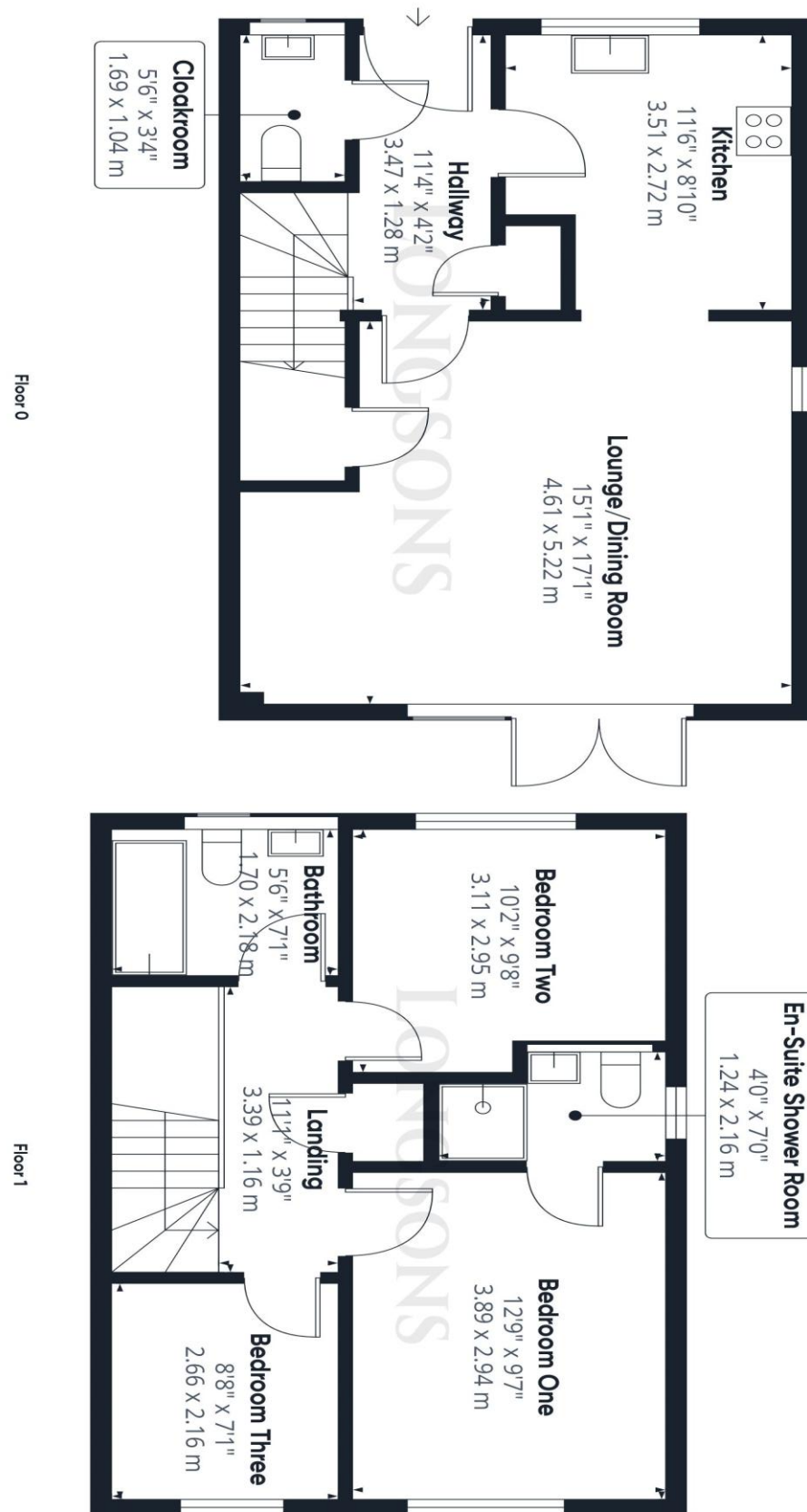




Shetland Drive, Watton, Thetford, IP25 6YW

Very well presented modern recently built three bedroom semi-detached house built by the much respected Abel Homes. This fantastic property offers solar panels, under floor heating to ground floor, galvanised guttering, triple glazed windows, en-suite, gardens, garage and parking. 7 years NHBC.

Offers in the Region of £270,000 Freehold





Very well presented, modern, recently built semi-detached three bedroom house situated on a popular development on the outskirts of Watton. This fantastic property was built by the much respected Abel Homes. There are many benefits including solar panels help with those utility bills, triple glazed windows, en-suite shower room, cloak room with WC, modern kitchen with integrated appliances, garage, (currently separated with office area to rear) gardens, parking, air source heat pump providing hot water and heating and galvanised guttering. Seven years NHBC remaining.

Watton
The well-served market town of Watton is in the district of Breckland, 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Composite entrance door to front, stairs to first floor, built-in storage cupboard, tiles to floor.

Lounge/Dining Room

15'1" (4.6m) Max x 17'1" (5.21m) Max

Built-in storage cupboard, UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to side.

Kitchen

11'6" (3.51m) Max x 8'10" (2.69m) Max

Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, integrated fridge/freezer, integrated electric oven with electric hob and extractor over, integrated dishwasher, space and plumbing for

washing machine, tiles to floor, UPVC triple glazed window to front.

Cloakroom

Wash basin, WC, obscure glass UPVC triple glazed window to front, tiles to floor.

Stairs and landing

Built-in cupboard housing hot water cylinder, loft access.

Bedroom One

12'9" (3.89m) x 9'7" (2.92m)

UPVC triple glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to side, extractor fan.

Bedroom Two

10'2" (3.1m) x 9'8" (2.95m)

UPVC triple glazed window to front, radiator.

Bedroom Three

8'8" (2.64m) x 7'1" (2.16m)

UPVC triple glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to front.

Garage/Store Area

Currently separated with partition wall approximately a third from the rear creating separate office/utility area, electric power and lights, electric motorised up and over main door to front.

Outside front

Small front garden with path to front door, selection of shrubs to beds, driveway providing off-road parking for two/three vehicles, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating A101 (Full copy available on request)

Council tax band C (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.

- Three Bedroom Semi-Detached Abel Home
- Solar Panels and Air Source Heat Pump
- En-Suite Shower Room and Family Bathroom
- Energy Efficiency Rating
- Gardens and Parking
- Garage (third currently converted office)
- Triple Glazing and Galvanised Guttering
- Seven Years NHBC Remaining

