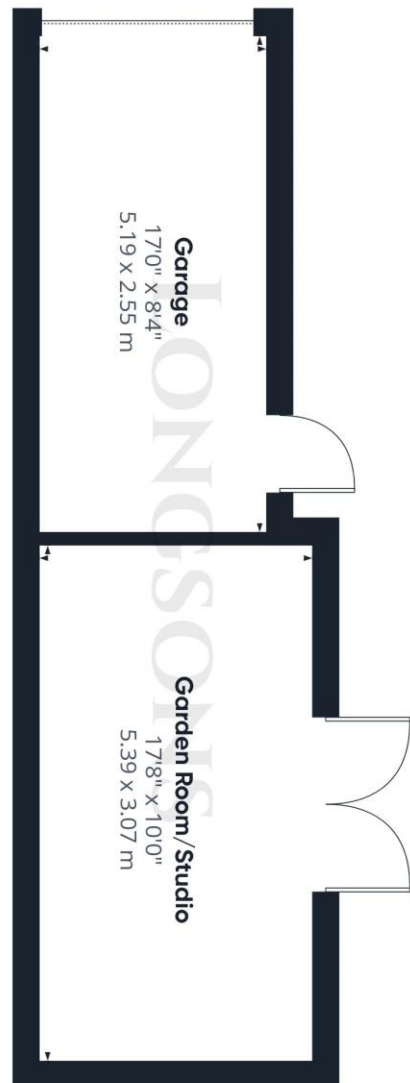
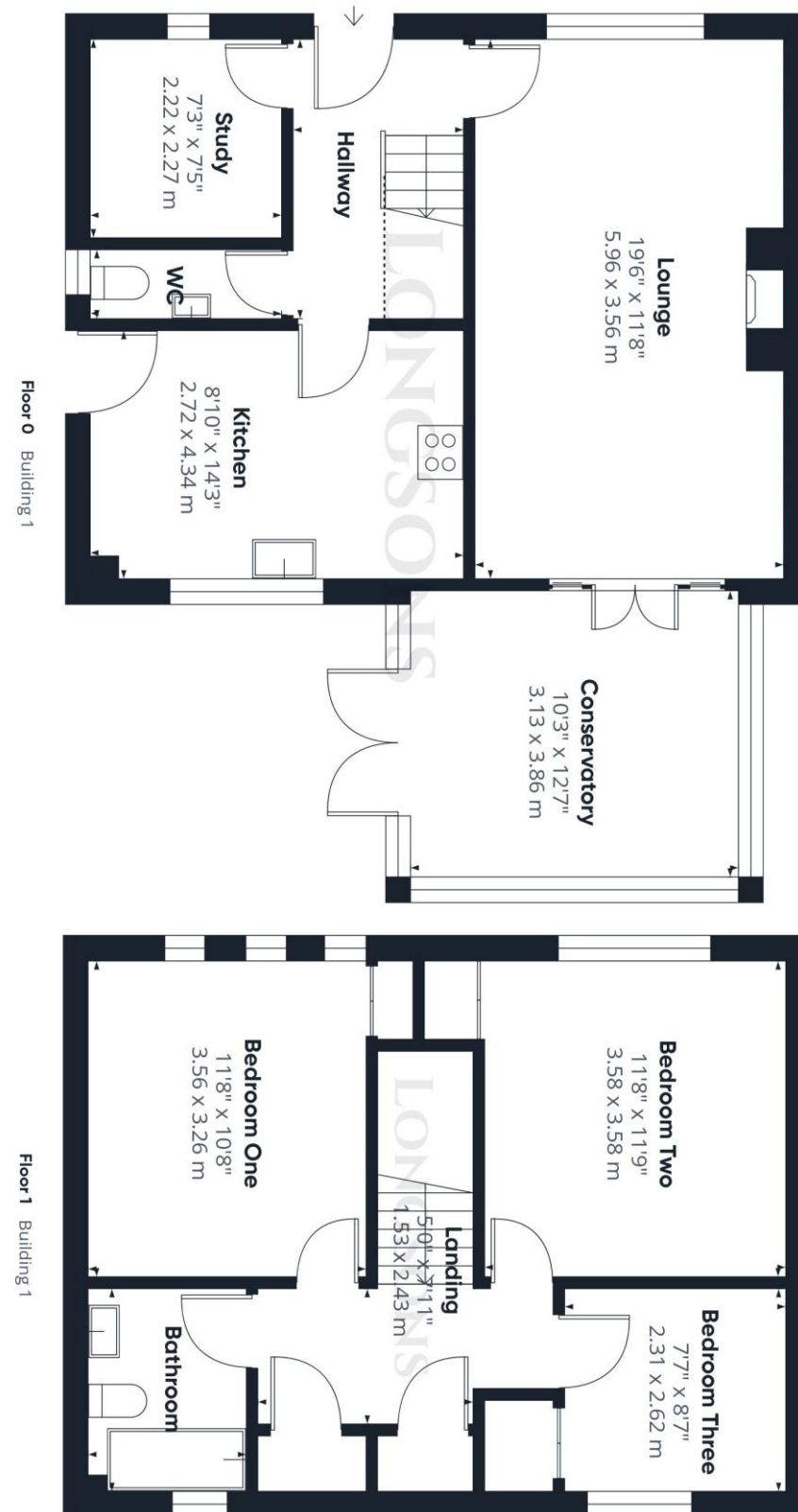




## Hamilton Close, Watton, Thetford, IP25 6EX

Very well presented, semi-detached three bedroom house with garden room/studio situated in Watton. This fantastic property offers two reception rooms, kitchen/breakfast room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

**Price £270,000 Freehold**





**Bedroom Two**  
**11'9" (3.58m) x 11'8" (3.56m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**  
**8'7" (2.62m) x 7'7" (2.31m)**

UPVC double glazed window to rear, built-in storage cupboard, radiator.

**Bathroom**

Suite comprising bath with shower over and shower screen, hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

**Garage**  
**17'0" (5.18m) x 8'4" (2.54m)**

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

**Outside Front**

Low maintenance front garden laid to shingle, driveway providing off-road parking, outside tap, outside light, gated access to rear garden.

**Garden Room/Studio**  
**17'8" (5.38m) x 10'0" (3.05m)**

Fully insulated brick and block construction currently set up as cinema room with electric power and lighting,

wall mounted air conditioning unit, UPVC double glazed French doors opening to rear garden.

**Rear Garden**

Enclosed rear garden backing onto local sports field, laid to lawn, paved patio seating area, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating C70 (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.

- Very Well Presented Semi-Detached Three Bedroom House
- Two Reception Rooms, Conservatory and Garden Studio
- Garage, Parking and Gardens
- Energy Efficiency Rating C70
- Lounge with Multi-Fuel Stove
- Gas Central Heating and UPVC Double Glazing

Situated in the market town of Watton, Longsons are delighted to bring to the market this very well presented, semi-detached three bedroom house. This fantastic property offers garden room/studio, conservatory, two reception rooms, cloakroom with WC, multi fuel burning stove, garage, parking, gardens, gas central heating and UPVC double glazing. Briefly, the property offers entrance hall, lounge, study, kitchen, cloakroom with WC, three bedrooms, bathroom, garden room/studio, garage, gardens, parking, gas central heating and UPVC double glazing.

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**

Stairs to first floor, UPVC double glazed entrance door to front, radiator.

**Lounge**  
**19'6" (5.94m) x 11'8" (3.56m)**

Feature fireplace with inset multi fuel burning stove, UPVC double glazed window to front, UPVC double glazed French doors opening to conservatory, two radiators.

**Conservatory**  
**12'7" (3.84m) x 10'3" (3.12m)**

Modern UPVC double glazed conservatory with pitched roof, UPVC double glazed French doors opening to rear garden, electric power and lights.

**Study**  
**7'5" (2.26m) x 7'3" (2.21m)**

Currently used as store/utility room, UPVC double glazed window to front, radiator.

**Kitchen**  
**14'3" (4.34m) x 8'10" (2.69m)**

Modern fitted units to walls and floor, wooden work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Neff electric oven, Neff combi oven/microwave, integrated Bosch gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, breakfast bar, UPVC double glazed entrance door opening to side, UPVC double glazed window to rear, tiled splashback, radiator.

**Cloakroom**

Hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**

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

**Bedroom One**  
**11'8" (3.56m) x 10'8" (3.25m)**

Built-in wardrobe, three UPVC double glazed windows to front, radiator.

