



Texel Road, Watton, Thetford, IP25 6YS

Extremely well presented detached four bedroom house, built with energy efficiency in mind by the much respected Abel Homes, this fabulous property has much to offer and includes PV solar panels with battery storage and much more.... Viewing highly recommended.

Guide Price £425,000 Freehold



En-Suite Shower Room 6'11" (2.11m) x 4'10" (1.47m)

Large shower cubicle, hand washbasin, WC, towel radiator, extractor fan.

Bedroom Two 11'1" (3.38m) x 9'11" (3.02m)

UPVC triple glazed window to front, radiator.

Bedroom Three 11'4" (3.45m) x 8'6" (2.59m)

Built-in wardrobe, UPVC triple glazed window to rear, radiator.

Bedroom Four 9'5" (2.87m) x 6'8" (2.03m)

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

Bathroom 7'10" (2.39m) x 5'6" (1.68m)

Suite comprising bath with mixer tap and separate hand shower attachment, hand washbasin, WC, towel radiator, obscure glass triple glazed window to front, extractor fan.

Garage

Motorised up and over door to front, EV electric car charger points, entrance door opening to rear garden, electric power and lights.

Rear Garden

Landscaped rear garden laid to lawn, paved patio seating area, selection of shrubs, plants and fruit trees to beds and borders, raised vegetable beds to rear of garden, external electric sockets, 15 kW/h Huawei battery, outside tap, electric motorised sun canopy, wooden fence and hedge to perimeter, gated access to front.

Agent's Note

EPC rating A95 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council) There is a service charge of £80 Per Annum for the upkeep of the Roads and Green areas.

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.

- Detached, Four Bedrooms
- Triple Glazed Windows
- Underfloor heating to ground floor
- Energy Efficiency Rating A95
- Upgraded PV Solar System to include 16 panels and 15kW/h Huawei battery
- Garden, garage and parking

Guide Price £425,000

Situated in a quiet cul-de-sac location surrounded by countryside in Watton, Longsons are delighted to bring to the market, this extremely well presented modern detached four bedroom home. This fabulous property was built with energy efficiency in mind by the much respected Abel Homes. The current owners have upgraded the PV solar system to include extra panels and battery storage to massively reduce those energy bills. This fabulous property has much to offer and includes kitchen with integrated appliances, triple glazed windows, galvanised guttering, underfloor heating to ground floor, en-suite shower room, cloakroom with WC, garage, gardens, parking and much more. Viewing highly recommended to appreciate.

Briefly the property offers entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, air source heat pump for providing hot water and heating.

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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall 13'2" (4.01m) x 9'2" (2.79m)

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

Lounge/Dining Room 21'8" (6.6m) x 12'11" (3.94m)

UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to front.

Kitchen

16'5" (5m) x 11'11" (3.63m)

Fitted kitchen units to wall and floor, Quartz work surfaces and back splash over, sink unit with mixer tap and drainer, integrated double electric oven/microwave, integrated warming tray, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in storage cupboard, UPVC triple glazed window to rear, triple glazed door to the side, tiles to floor.

Cloakroom

5'5" (1.65m) x 3'11" (1.19m)

Hand washbasin, WC, obscure glass UPVC double glazed window to front, tiled splashback, tiles to floor.

Bedroom One

11'0" (3.35m) x 9'7" (2.92m)

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

