

**NEW
PRICE**

'COBBLERS REST'

Saham Road, Watton, Thetford Norfolk IP25 6EA

Offers in the region of £220,000 ono

A brand new detached 3 bedroom bungalow in the market town of Watton, within walking distance of all the amenities, this beautifully appointed new property, built in traditional Norfolk brick and flint, has all the advantages of a new build but all the appeal and old world charm of a character home.

- Lounge 24ft x 11ft dual aspect, includes a feature gas coal effect fire
- Fully fitted kitchen, eye level double electric oven, separate gas hob, fridge and freezer. This modern kitchen has many extra features, including under floor heating.
- Utility room, large fitted cupboard, sink with cupboard under and space for washing machine.
- The bathroom/en-suite has a full sized bath, separate double shower cubicle, ceramic tiled walls and floors and under floor heating
- Smooth ceilings, coving and fitted carpets throughout
- Double glazed throughout
- Oversize single garage with electrically operated remote control 'up and over' door light and power
- Gas central heating
- Intruder alarms
- Mains drainage
- Outside landscaped and paved patio and drive area
- Walled and gated garden



The property is situated just at the end of Watton High Street and is within easy walking distance of all the local amenities. Watton is a busy, bustling, market town with most of its business being done on the main high street. The market is on a Wednesday, and now there is also a Farmer's market on the first Saturday of every month, bringing shoppers in from all over the countryside and boosting the trade in the town centre shops. There are shops of all kinds from your local friendly newsagent, a bakery, ironmongers, Boots the Chemist and two supermarkets.

PROPERTY DESCRIPTION

Entrance Hall

UPVC Entrance door with feature glass, large 'L' shape hallway. Coved ceiling doors to:-

Sitting Room 24' x 11' 3" Max (7.35m x 4.50m Max)
UPVC double glazed french doors to front. UPVC double glazed window to rear. Feature gas coal effect fireplace with oak surround and marble hearth. Coved ceiling. Radiator.

Kitchen 8' x 11' Max (2.45m x 3.35m Max) UPVC double glazed window to side aspect. Fully fitted with a matching range of base and eye level units, soft closing drawers and roll edge work surfaces. Inset single drainer sink with mixer tap. Electric eye level oven and gas hob and integrated fridge and freezer. Under floor heating. Door to hall. Coved ceiling.

Utility Room 9' x 5'6" (2.75m x 1.70m)
UPVC door to outside, single drainer sink, roll edge work surface, space for washing machine. Large cupboard housing boiler for use as airing cupboard/storage.

Bathroom/En-suite 9' 10" x 7' 3" (3.00m x 2.20m) Fully fitted white suite comprising of panel bath with mixer taps over. Separate double size shower cubicle. Pedestal wash hand basin and low level W.C. UPVC double glazed window to rear aspect. Tiled walls and floor, with under floor heating. Doors to bedroom 1 and hall.

Bedroom 1 11' x 12' (3.35m x 3.65m min)
UPVC double glazed window to side aspect, door to bathroom/en-suite. Door to hall. Coved ceiling. Radiator.

Bedroom 2 12' x 8' 3" Max (3.65m x 2.50m) UPVC double glazed window to rear aspect. Coved ceiling. Radiator.

Bedroom 3 9' 2" x 8' 3" (2.80m x 2.50m)
UPVC double glazed window to side aspect. Coved ceiling. Radiator.



Oversize Single Garage

UPVC double glazed window to side aspect. Power and light. Door to side. Remote controlled up & over door.

Outside

To the front of the property is a shingled driveway providing off road parking and garage. Following through the gate is a cobbled pathway leading to the front door, with flower beds to side and rear.

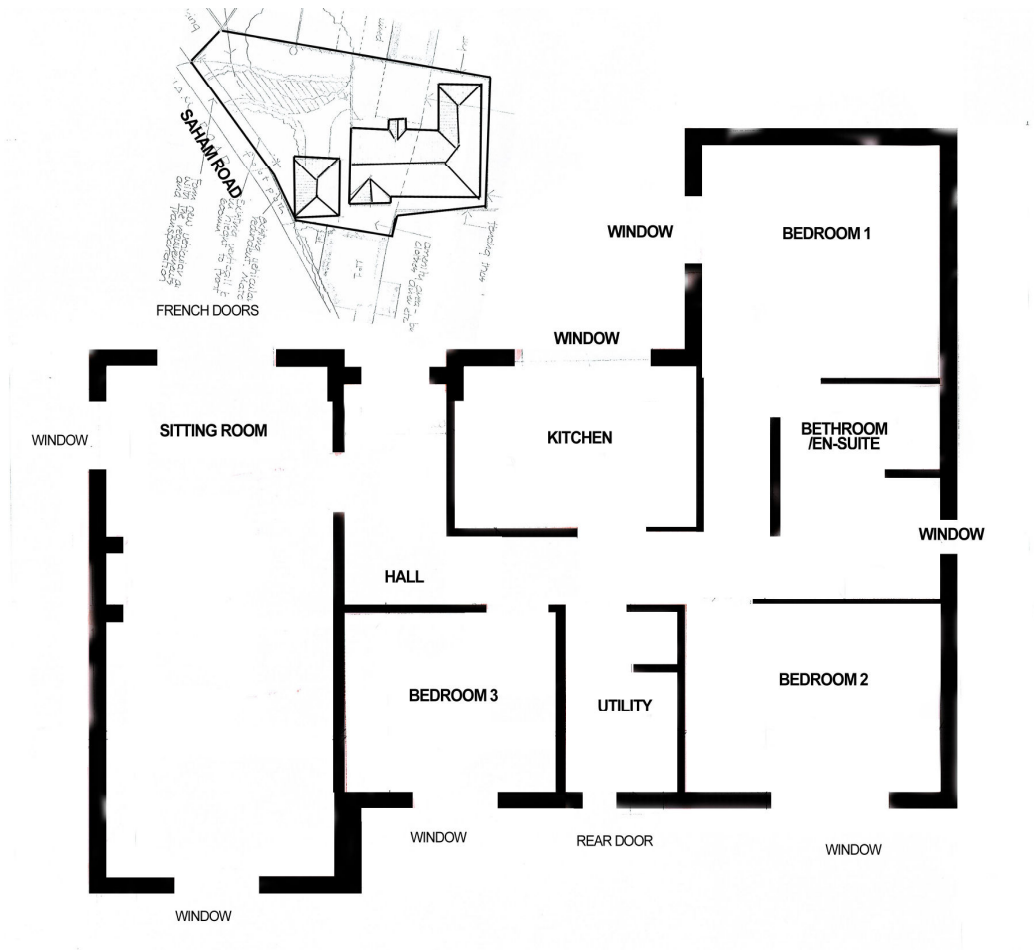
To the side of the property is an enclosed landscaped garden, patio laid with Random Indian Stone and with a grassed area to the front. Outside tap.



DIRECTIONS

At the cross roads from the traffic lights, proceed along the High Street through Watton, just after the second zebra crossing take the second junction on the right onto Saham Road, towards Richmond Park Golf Club, Cobblers Rest is on the left hand side.





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