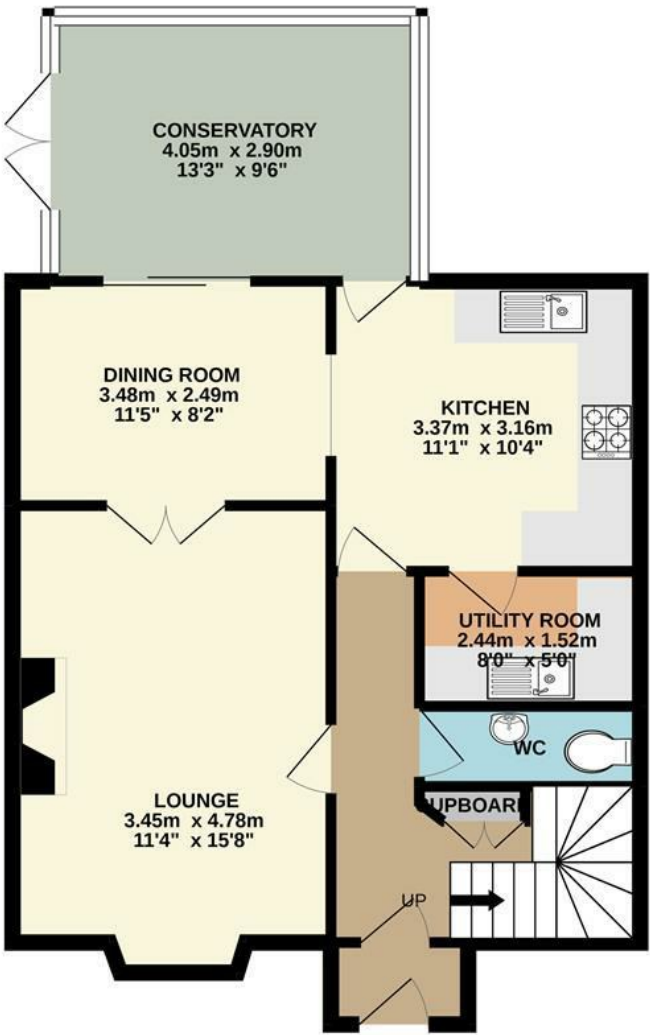
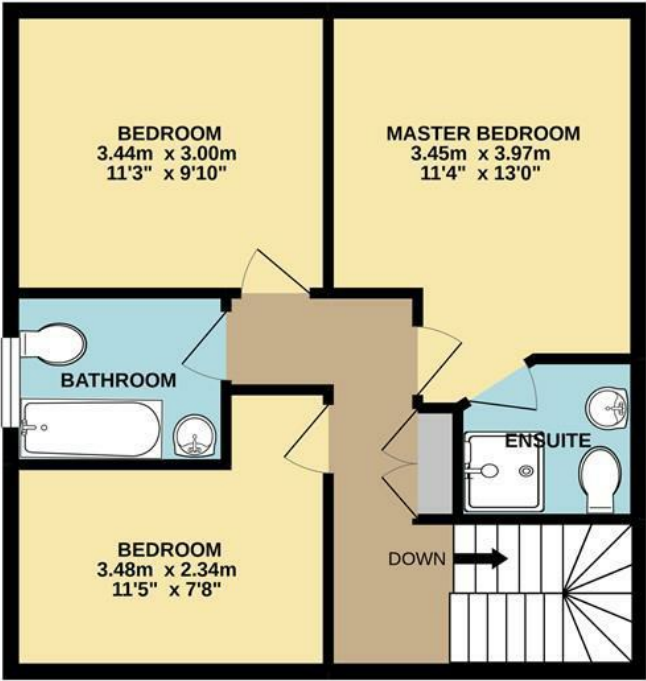


GROUND FLOOR
62.7 sq.m. (675 sq.ft.) approx.



1ST FLOOR
49.9 sq.m. (537 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL FLOOR AREA : 112.6 sq.m. (1212 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Norwich Road | Thetford | IP25
Guide Price £260,000



abbotFox present this exceptional Abel homes built, three-bedroom semi detached property located in the popular market town of Watton. Having been extended and improved by the current owners, this home is perfect for any growing family.

Ground floor accommodation comprises of an entrance porch, entrance hall, WC and cloak, generous lounge leading through to a spacious kitchen diner, utility room and sun room that enjoys the peace and privacy of a beautifully maintained south facing garden. The first floor offers three double-bedrooms, en suite to master and separate family bathroom, all independently accessed from the landing.

This home offers lots of additional storage space internally, and externally with a single garage and large shed. Outside space benefits from a private 100 ft garden with access from the side of the property as well as from the rear to an allocated parking space, with an option to create further parking. An internal viewing comes highly recommended for this home to be appreciated.

Guide price £260,000 - £270,000

