



Minors & Brady

13 The Stables, Watton

Guide Price £240,000-£250,000

# 13 The Stables

Watton, Thetford

Guide £240,000-£250,000. Minors & Brady are pleased to present this modern throughout property located in Watton, comprising two double bedrooms with an ensuite to master, a modern kitchen and spacious lounge/diner with garden views, a driveway and garage, triple glazing and a bright feel throughout.

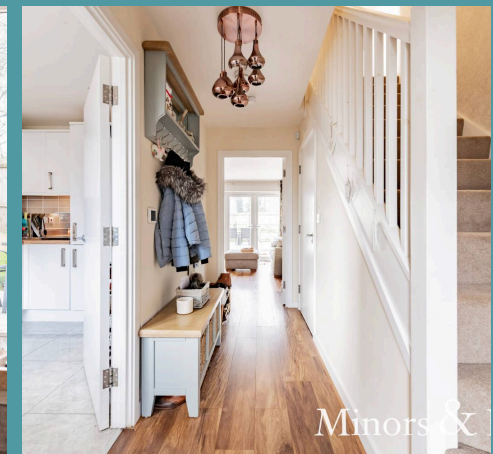
## Location

Watton is a charming market town located in the Breckland district of Norfolk, England. Nestled amidst picturesque countryside, it boasts a rich history and a vibrant community. The town features a mix of traditional and modern architecture, with quaint shops and local businesses lining its streets. Watton is ideal for outdoor enthusiasts and is surrounded by lush fields and scenic walking paths. The nearby Thetford Forest offers additional recreational opportunities, making Watton a delightful blend of rural tranquillity and accessible amenities. Its central location also provides easy access to larger towns and cities in the region.

## Agents Note

We understand the property will be sold freehold, connected to all mains services and benefitting from triple glazing.

Solar panels will be sold with the property, bringing in an additional £400p/a depending on energy use.



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### The Property

Upon entering the property, you're immediately struck by the bright and spacious ambience that flows throughout. The interior is thoughtfully designed, focusing on maximising natural light and energy efficiency. Triple glazing is a standout feature, providing excellent insulation and soundproofing, creating a serene living environment.

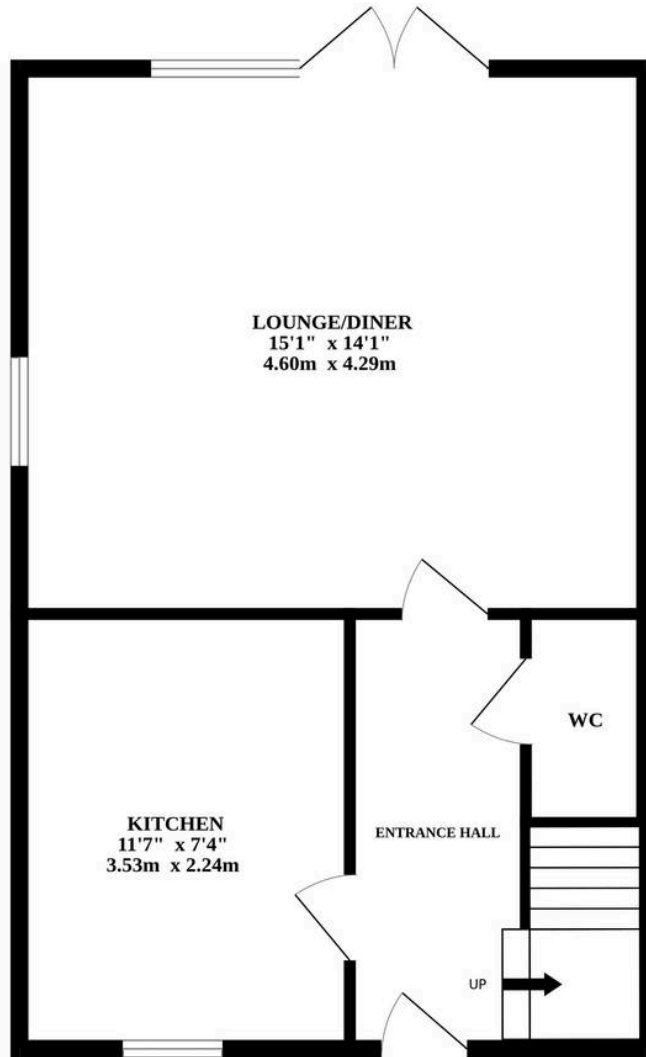
The ground floor comprises a well-appointed kitchen, complete with modern appliances and ample storage space. The open-plan living and dining area offer a versatile space for relaxation and entertainment and a convenient WC adds a touch of practicality to the layout.

Moving to the first floor, the property offers two generously proportioned bedrooms. The master bedroom benefits from an ensuite, whilst bedroom two can enjoy the main family bathroom.

Outside, the property boasts a driveway and garage, providing parking for multiple vehicles. The large garden offers a serene retreat, with a patio area perfect for al fresco dining and entertaining. One of the distinctive features of this property is the income generated from the solar panels, contributing to reduced energy bills and eco-friendly living.



GROUND FLOOR



1ST FLOOR

