



16 Eastern Road, Watton

Guide Price £300,000 - £325,000

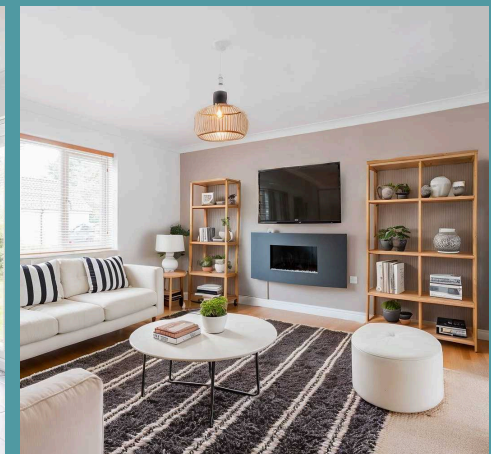
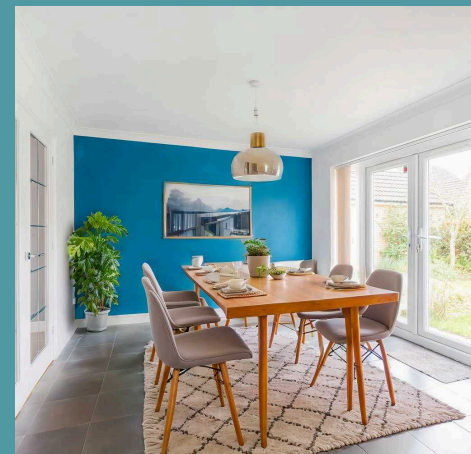
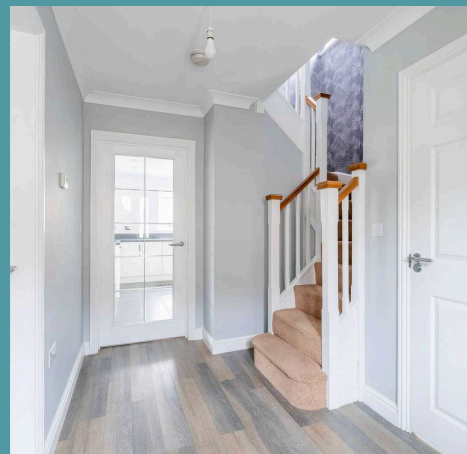
16 Eastern Road

Watton, Thetford

This four-bedroom detached home, offered with no onward chain, is nestled in a sought-after development in the lively market town of Watton, Norfolk. Boasting spacious living areas, including a stylish lounge and open-plan kitchen/diner with integrated Bosch appliances, the property is perfect for modern family life. The first floor features a master suite, three additional bedrooms, and a contemporary family bathroom, all thoughtfully designed. Outside, the well-maintained garden with a patio and private driveway leading to a powered garage enhances its appeal. With its convenient location near schools, shops, and excellent transport links, this move-in-ready home is an exceptional opportunity.

The Location

Situated on Eastern Road in the charming market town of Watton. Located just a short walk from the town centre, residents can enjoy an array of local shops, supermarkets, cafes, and restaurants, catering to all daily needs. Families will appreciate the proximity to well-regarded schools, including Watton Primary School and Wayland Academy, both within easy reach. For those needing to commute, excellent transport links are on offer, with the B1108 providing direct routes to Norwich (approximately 23 miles away) and Thetford (around 15 miles away). Watton also benefits from reliable bus services connecting to neighbouring villages and towns.





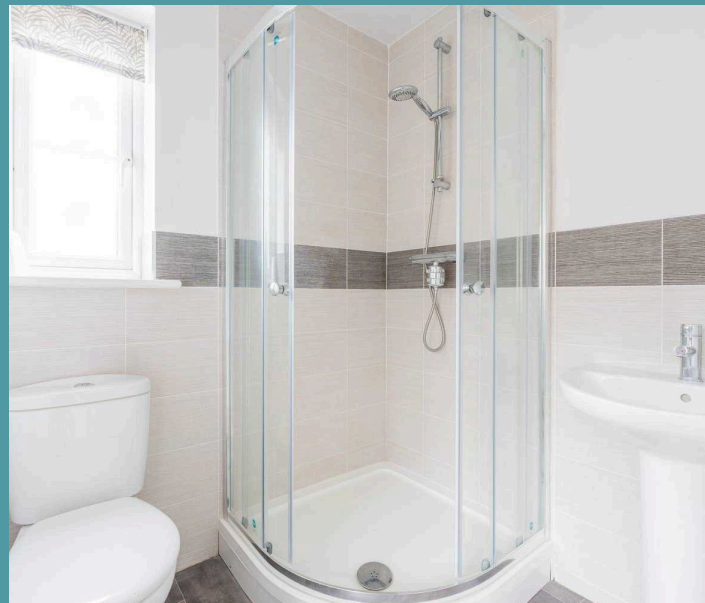
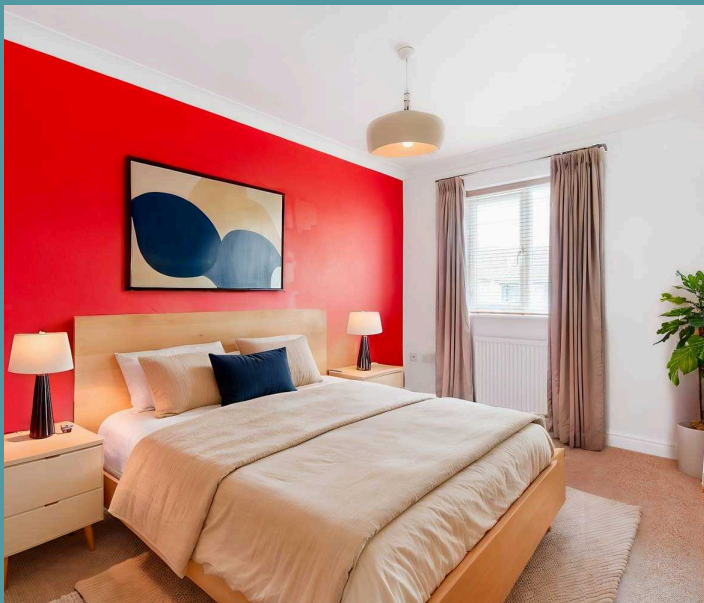
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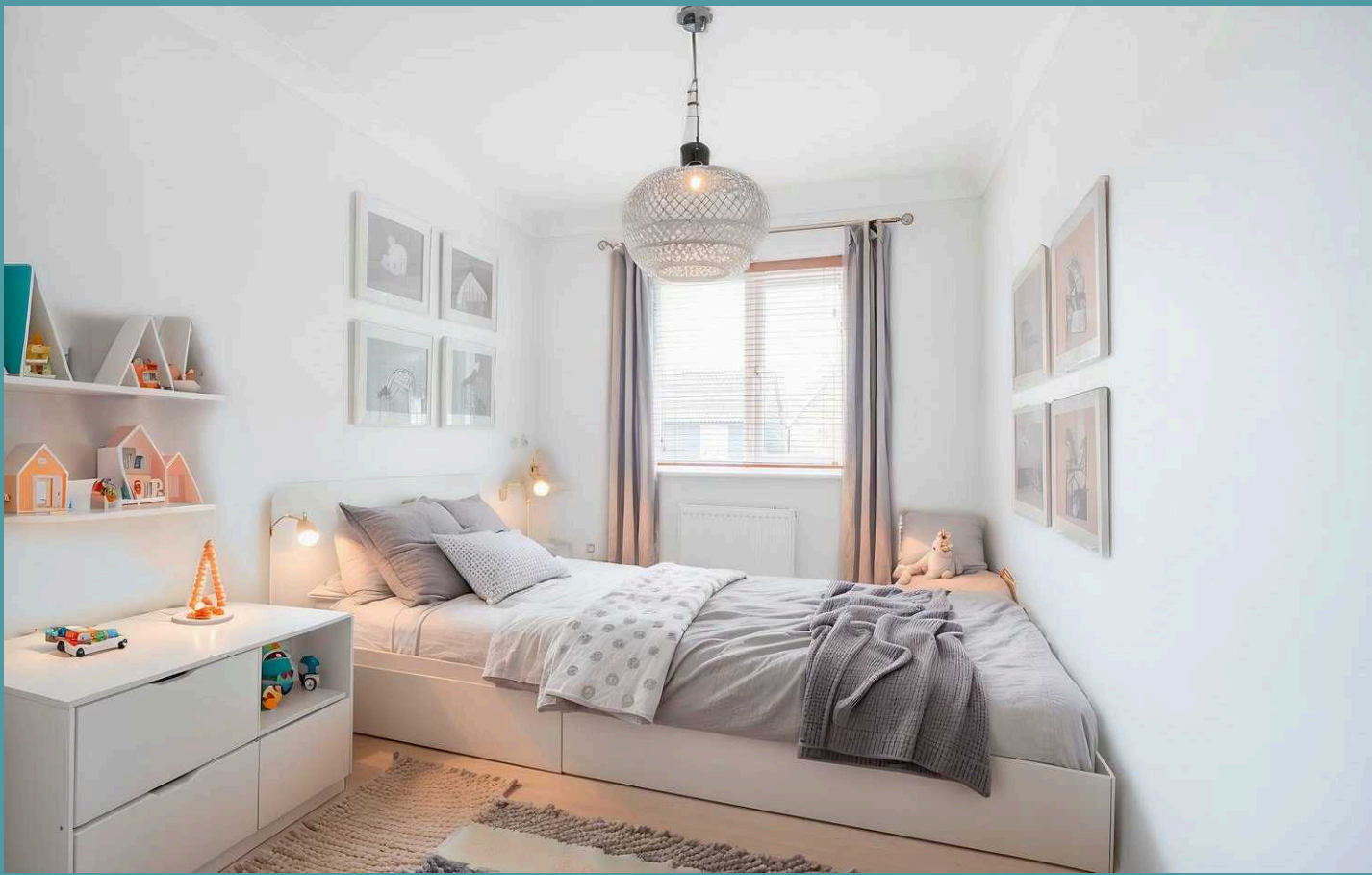
Watton, Thetford

Eastern Road

Discover this beautifully presented four-bedroom detached home, situated in a sought-after development in the vibrant market town of Watton, Norfolk. Offering modern living with a host of premium features, the property boasts a spacious lounge, an open-plan kitchen/diner equipped with integrated Bosch appliances and a utility room for added convenience. The ground floor also includes a cloakroom, while the entire property has been AI-staged to help visualise its incredible potential.

The first floor hosts a generous master bedroom with fitted wardrobes and a sleek en-suite, accompanied by three additional well-proportioned bedrooms and a contemporary family bathroom. The home further benefits from full-fibre broadband, a recently installed boiler and the reassurance of the remaining NHBC warranty. Every detail has been thoughtfully designed to meet the needs of a modern family while maintaining an inviting and comfortable atmosphere.





16 Eastern Road

Watton, Thetford

Outside, the property impresses with a meticulously maintained rear garden, perfect for relaxing or entertaining. A patio area complements the lawn, framed by mature shrubs and trees for added privacy. The driveway offers ample parking and leads to a garage complete with power and light. Conveniently located close to Watton's town centre amenities and excellent transport links, this home is an ideal choice for a variety of buyers.

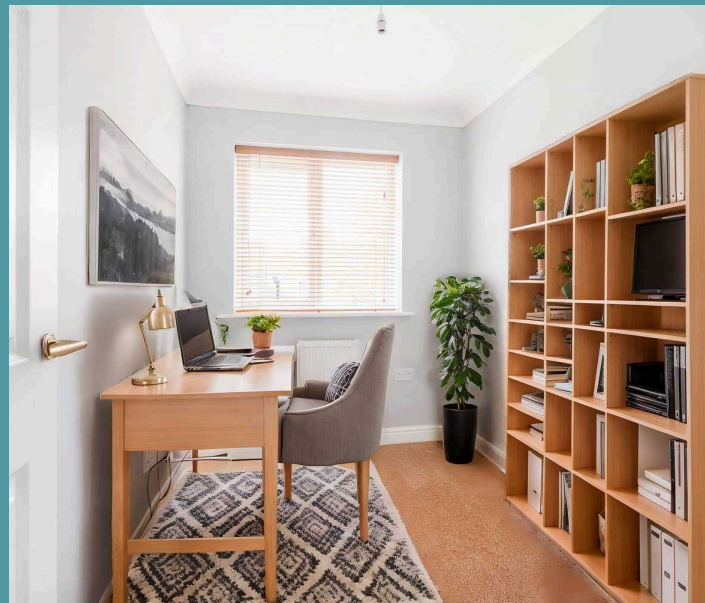
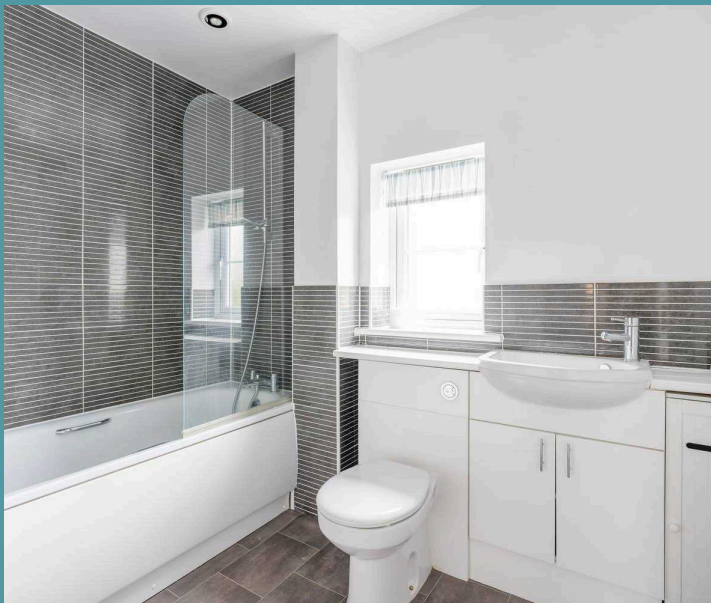
Agents Note

Sold freehold.

Connected to all mains services.

£100p/a maintenance charge

Council Tax Band - D





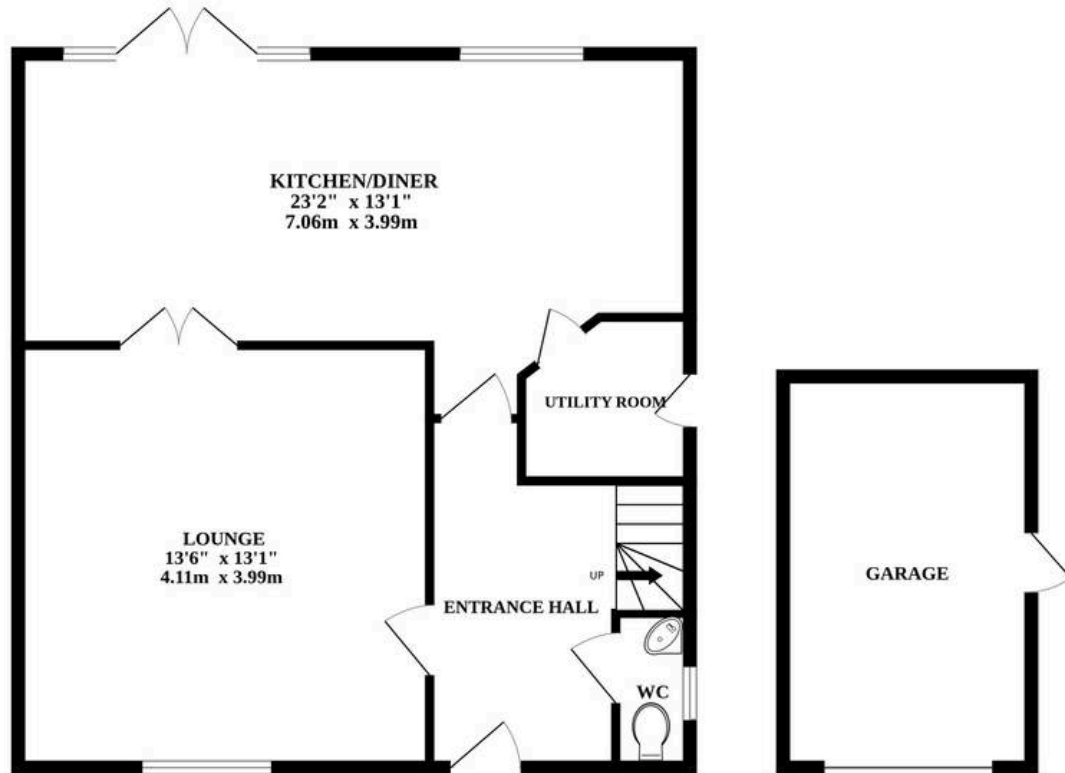
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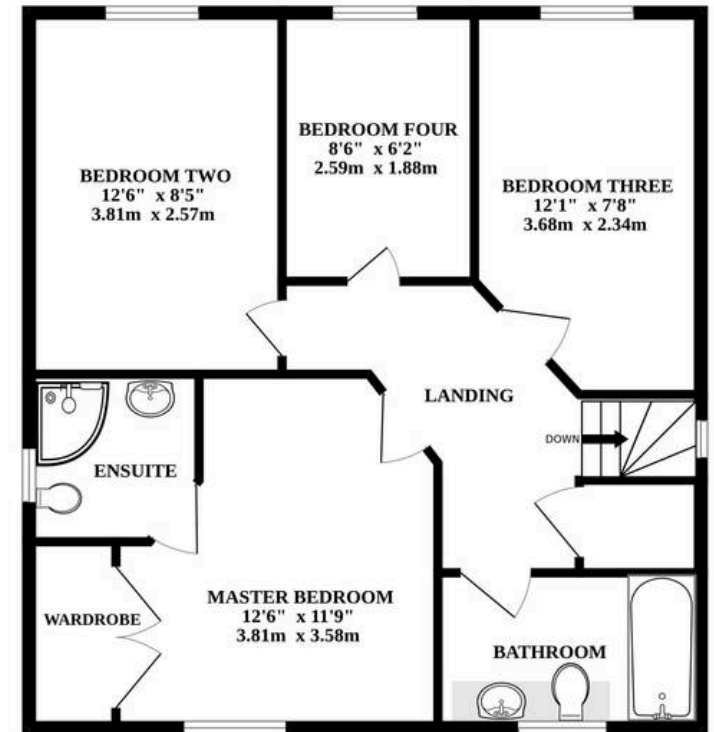
- No onward chain ensuring a hassle-free purchase
- Four well-proportioned bedrooms including a spacious master with fitted wardrobes and en-suite for added privacy
- Open-plan kitchen/diner featuring high-quality integrated Bosch appliances, perfect for modern family living and entertaining
- Prime location just a short distance from Watton town centre, with easy access to local shops, schools, and public transport links to Norwich, Thetford, and surrounding areas
- Ground floor cloakroom and a separate utility room, offering practical space for everyday tasks
- Full-fibre broadband for fast and reliable internet access throughout the home
- Recently installed boiler providing efficient heating
- Remaining NHBC warranty, offering peace of mind with long-term protection for your new home
- Beautifully landscaped rear garden with a paved patio area, ideal for outdoor dining, and well-stocked with mature shrubs and trees for privacy
- Private driveway providing ample parking space for multiple vehicles, leading to a garage with power and light, perfect for additional storage or a workshop



GROUND FLOOR



1ST FLOOR



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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