



16 Crabtree Close, Watton

In Excess of £475,000

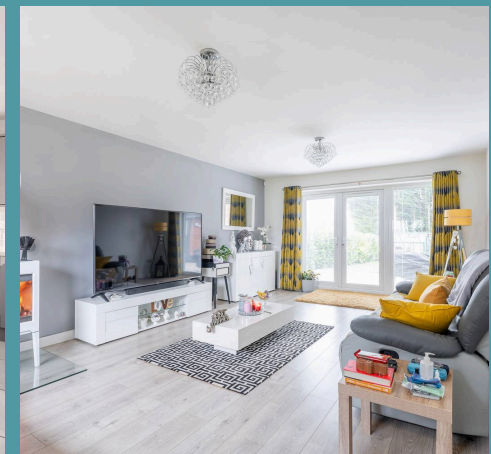
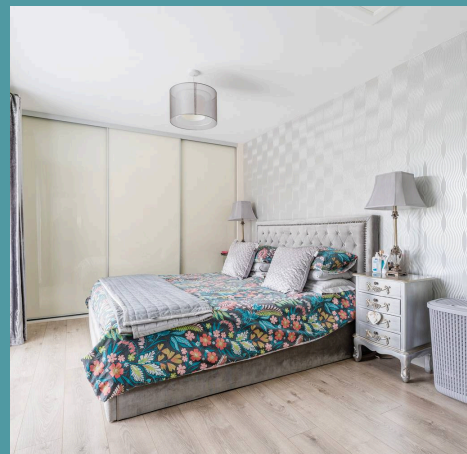
16 Crabtree Close

Watton, Thetford

With stunning green views and impeccable modern design, this 2019-built chalet-style home by award-winning Abel Homes is a true standout, complete with five years remaining on its NHBC warranty. The ground floor impresses with underfloor heating, a bright sitting room opening to the garden, a sleek kitchen/breakfast room with integrated appliances, and a principal bedroom with direct garden access. Upstairs, two spacious double bedrooms, a stylish family bathroom, and a versatile landing area add to the home's appeal. Outside, a double garage, landscaped gardens, a paved patio, and a timber summer house with a fitted bar complete the package.

The Location

Watton is just 14.5 miles from Thetford that has many beautiful rural and forest walks. The city of Norwich is just 25 miles from the property, boasting easily accessible transport routes to other towns and cities as well as more amenities and shopping opportunities. Within the town is a multitude of local amenities, including shops, supermarkets, restaurants, pubs, schools for all ages, a doctor's surgery, as well as boasting being surrounded by Norfolk's stunning countryside views offering a real rural feel.





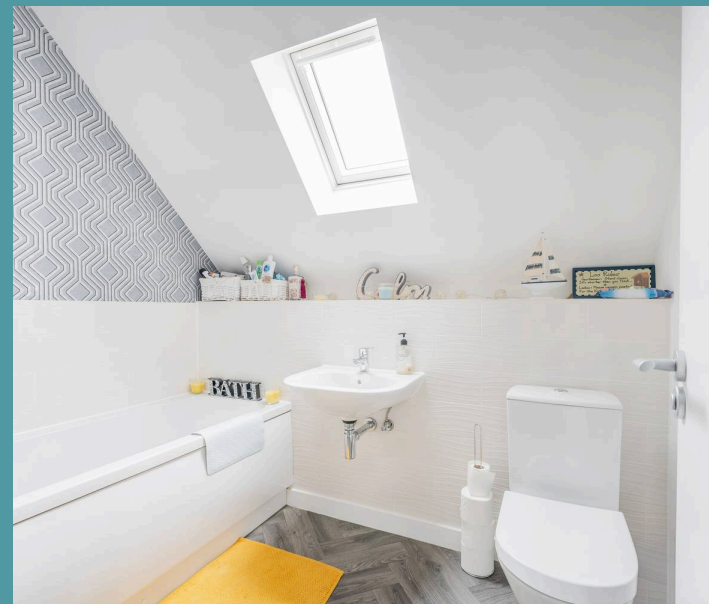
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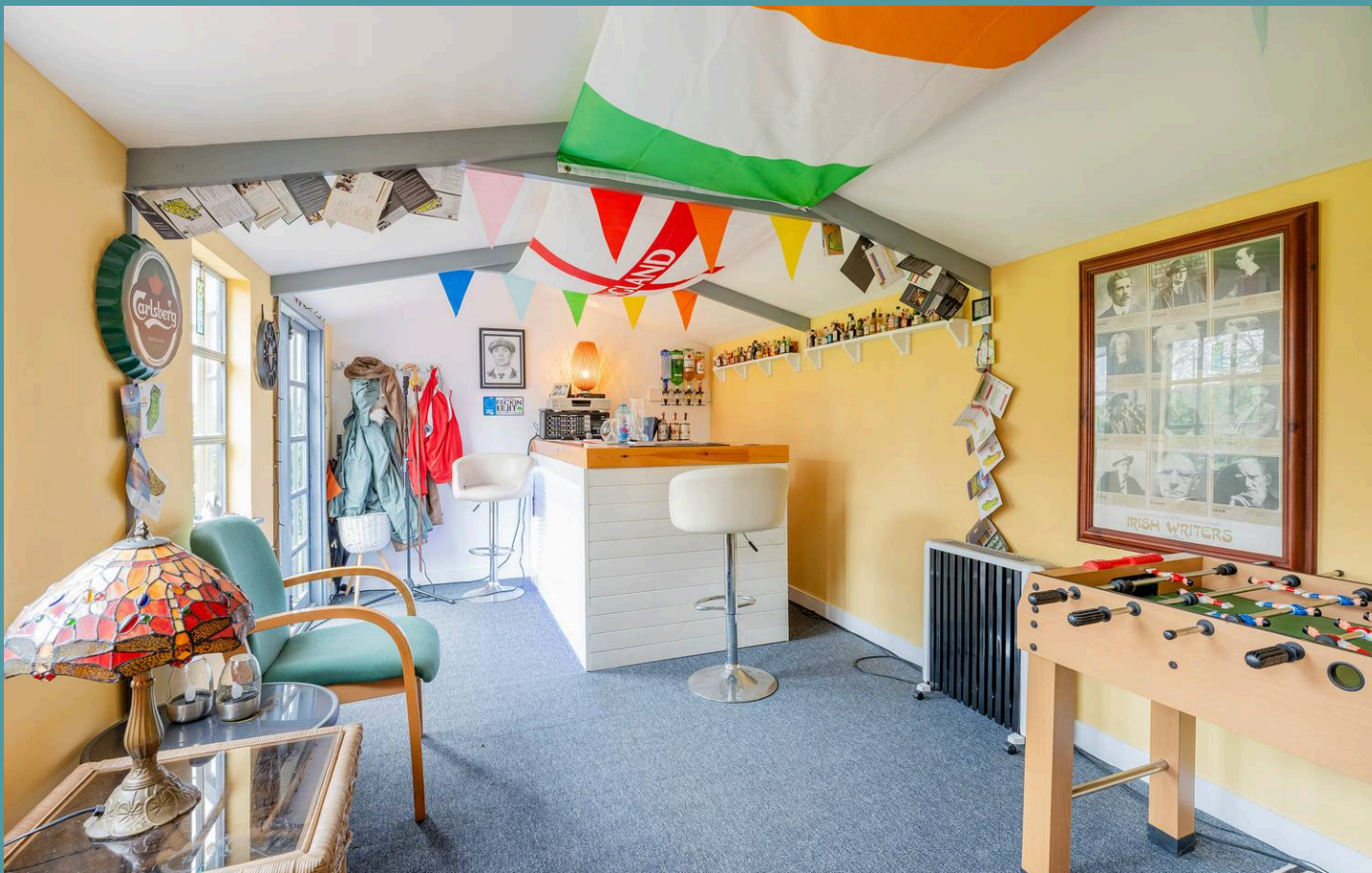
Watton, Thetford

Crabtree Close

Positioned to enjoy scenic views of the green, this beautifully designed chalet-style detached home blends contemporary living with thoughtful details. Constructed in 2019 by the award-winning Abel Homes, the property offers five years remaining on its NHBC warranty and boasts underfloor heating on the ground floor. Step into the welcoming reception hall, which leads to a bright, double-aspect sitting room with a stylish wood-burning stove and double doors that showcase the landscaped rear garden.

At the heart of the home, the modern kitchen/breakfast room impresses with integrated appliances, including a double oven, microwave, gas hob, fridge, freezer, and dishwasher, while the adjacent utility room offers extra convenience with direct access to the driveway. The ground-floor principal bedroom, complete with fitted wardrobes and garden access, provides a private and comfortable setting.





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Watton, Thetford

Upstairs, the home continues to impress, featuring a spacious landing area, ideal for use as a study, along with two generously sized double bedrooms and a well-appointed family bathroom with a shower-over-bath, basin, and WC. The property's layout is both practical and stylish, with heating thoughtfully arranged via underfloor heating on the ground floor and radiators to the first floor. Every detail has been carefully considered, creating a bright and inviting space that's ready to move into.

Outside, the appeal continues with a large driveway leading to a double garage, surrounded by flower and shrub borders that add charm to the property's frontage. The fully enclosed rear garden offers a quiet environment, featuring lawn, vibrant flowerbeds, and a paved patio perfect for entertaining. Additional highlights include a timber-built summer house with a fitted bar and fridge, two timber sheds, and a greenhouse.

Agents Note

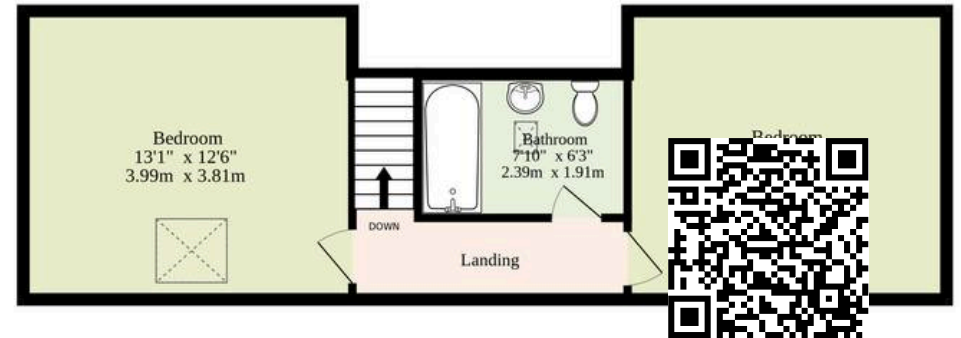
Sold Freehold

Connected to air source heat pump and remaining mains services



Ground Floor

1st Floor



TOTAL FLOOR AREA : 1327sq.ft. (123.3 sq.m.) 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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