



Boscombe Road

Watton, IP25

Price £190,000

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Description

NO ONWARD CHAIN! Found at the end of a cul de sac within the well served Norfolk town of Watton, is this established semi-detached home. Occupying a generous plot, the house enjoys a large rear garden, as well as a shingled driveway that provides off road parking for three cars. The house itself is warmed by a gas fired central heating, is connected to all mains services, and also has sealed unit UPVC doors and windows throughout.

The internal accommodation is accessed via a welcoming entrance hall, where you'll find stairs leading to the first floor landing, plus doors leading in to both the kitchen and lounge/diner. The lounge/ diner is an L-shaped room with both a window to the front aspect, as well as French doors opening straight out to the rear garden, and specifically a patio area. The kitchen has both a window and door opening to the side of the home, and includes a range of wall and base units, an inset stainless steel sink and drainer, as well as space for a fridge/ freezer, washing machine, tumble dryer and dishwasher. There is also space for a Range cooker, with an extractor already fitted above. The kitchen also opens/ extends to a small storage area which houses the gas fired boiler!

Upstairs the landing has both a built in storage cupboard and a ceiling hatch for access to the loft space. There are doors opening to all three bedrooms and the family bathroom. The largest and second bedroom are both found to the front of the home with windows looking out on to the cul de sac, whilst the third bedroom has a window looking over the rear garden, and the bathroom has windows to both the side and rear aspects. The main bedroom is a generous size and includes a built in wardrobe, whilst the second bedroom also has an alcove creating wardrobe space. The family bathroom completes the accommodation, comprising a panelled bath with shower over, W.C, wash hand basin and a useful heated towel rail.

The outside space is a fantastic feature of this lovely home, with a large rear garden providing space for all the family to enjoy! Whilst predominantly laid to lawn, there is also a patio area ideal for dining and entertaining friends and family, plus a timber shed. To the side of the house the shingled driveway allows off street parking for three cars, with a gate opening from front to back. There is also an EV charging point included which is positioned on the side of the house.

All in all an internal viewing comes highly recommended, please contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge/ Diner (L-shaped) - 18' 8" max x 16' 4" max

Kitchen - 15' 8" x 7' 5"

Stairs to first floor landing

Bedroom 1 - 12' 6" x 10' 9"

Bedroom 2 - 10' 9" x 9' 10" plus alcove wardrobe space

Bedroom 3 - 10' 10" max x 7' 8"

Bathroom - 10' 7" max x 5' 9"

Agents Note

There is an annual maintenance charge of circa £120.00 which is payable to Planshare Property Ltd.

Council Tax Band - Breckland, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to

Tel: 01842 818282

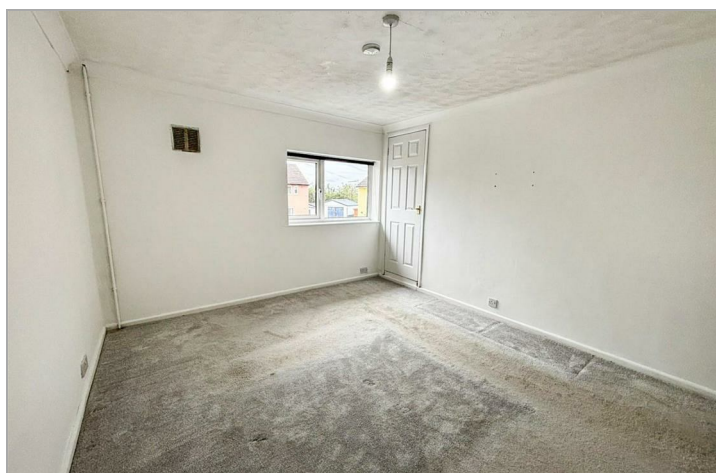
make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

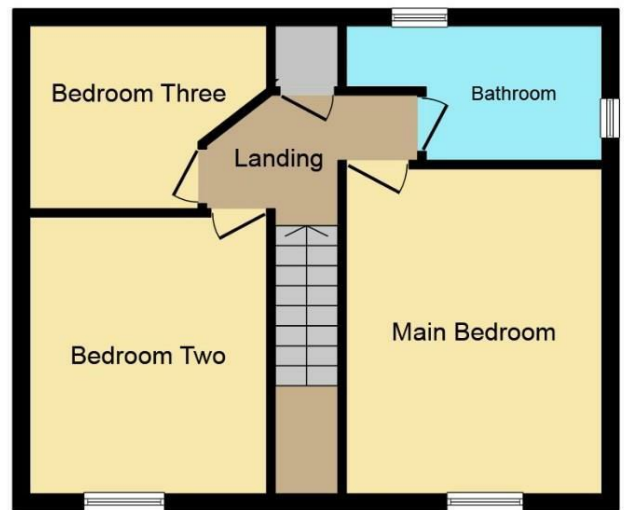
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

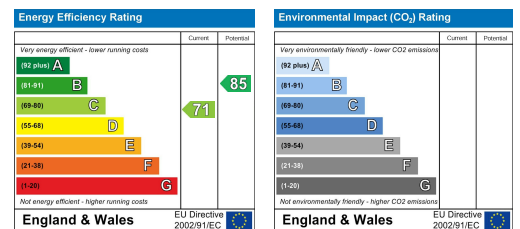


First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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