



Donald Moore Gardens, Watton, Thetford, IP25 6DZ

CHAIN FREE!

Semi detached two bedroom bungalow, situated on a popular development for the over 55s and conveniently situated within easy reach of the town centre. The property offers conservatory, garden, communal gardens and parking.

Guide Price £120,000 - £130,000 Leasehold





Bedroom One
11'9" (3.58m) x 10'9" (3.28m)

Wall mounted electric panel heater, UPVC double glazed window to rear aspect.

Bedroom Two
10'10" (3.3m) x 9'5" (2.87m)

Two built-in wardrobes, UPVC double glazed window to front aspect.

Shower Room

Double shower cubicle, wash basin, WC, electric towel radiator, fully tiled walls, electric fan heater, obscure glass UPVC double glazed window to rear aspect.

Outside Front

Small seating area laid to patio paving slabs with shrubs to border looking out to communal garden area.

Rear Garden

Low maintenance rear garden laid to shingle, seating area laid to patio slabs, wooden fence to perimeter, gated access to side.

Agent's Notes

EPC rating TBC (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Garden and Communal Garden
- Communal Parking
- UPVC Double Glazing

Situated in a sought after position on a popular development for the over 55s, with easy access to the shops and amenities in the sought after market town of Watton, Longsons are delighted to bring to the market this two bedroom semi-detached bungalow. Nestled in a quiet spot in the heart of Watton, the property offers conservatory, garden, double glazing, access to communal gardens and communal parking.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, shower room, garden, electric storage heating and UPVC double glazing.

Please note: This is a leasehold property, we have been advised there is 90 years remaining and a current annual service charge of £1300.00.

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
 The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; 'wat' being the local dialect word for hare, and 'ton' for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall

UPVC double glazed entrance door to front aspect, built-in storage cupboard, loft access, wall mounted electric storage heater.

Lounge
13'4" (4.06m) x 12'4" (3.76m)

UPVC patio door opening to front aspect, wall mounted electric storage heater.

Kitchen
9'5" (2.87m) x 8'9" (2.67m)

Fitted kitchen units to walls and floor complemented by a work surface over with stainless steel sink unit, space for electric cooker with extractor hood over, space and plumbing for washing machine, tiled splashback, entrance door opening to conservatory, double glazed window to rear aspect.

Conservatory
10'1" (3.07m) x 8'6" (2.59m)

UPVC double glazed conservatory, entrance door opening to rear garden, electric lights and power sockets.

