

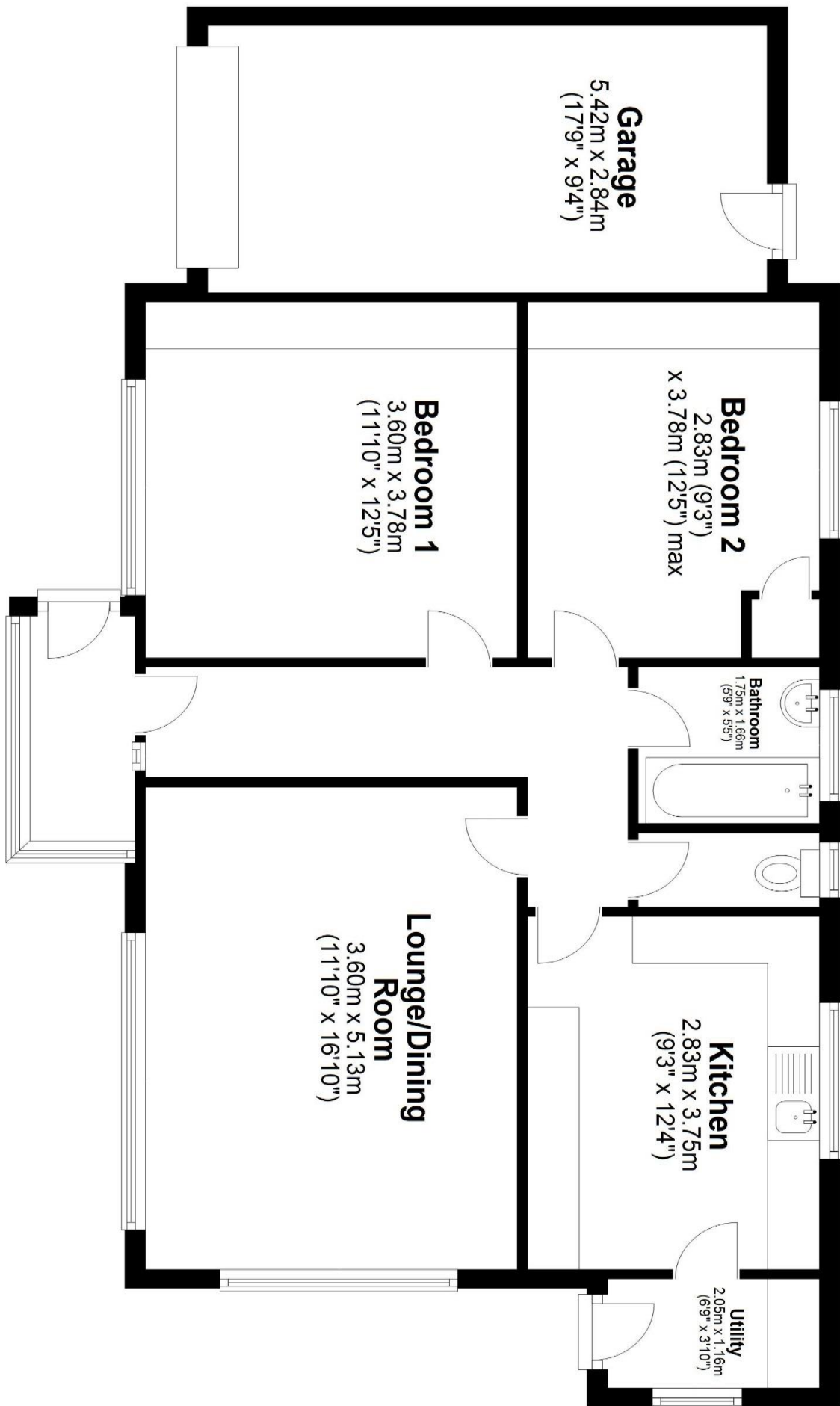


The Street, Ovington, Thetford, IP25 6RT

Detached, two bedroom bungalow situated within the popular Norfolk village of Ovington. The property boasts two double bedrooms, spacious lounge/dining room, fitted kitchen with paddock views, bathroom, ample off road parking, garage and private garden with countryside views to rear.

Guide Price £260,000 – £270,000 Freehold

Ground Floor
Approx. 88.3 sq. metres (950.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)





Bathroom

Bath, wash basin set within fitted cabinet, radiator, fully tiled walls, obscure glass UPVC double glazed window to rear aspect.

WC

WC, obscure glass UPVC double glazed window to rear aspect.

Garage

17'9" (5.41m) Max x 9'4" (2.84m) Max

Electric roller door to front, entrance door to rear, power and lighting.

Outside Front

Extensive driveway laid to brickweave providing ample off road parking, access to garage, two areas laid to lawn, plants and shrubs to beds, mature hedging to borders, access to rear garden.

Rear Garden

Rear garden with countryside views to rear laid to lawn, wooden sheds, wooden fence to perimeter, access to garage, access down the side to front.

Agents Notes

EPC rating E49 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Two Double Bedrooms
- Living/Dining Room
- Energy Efficiency Rating E49
- Oil Fired Central Heating
- Countryside Views to Rear
- Ample Off Road Parking and Garage
- Village Location

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.

Situated within the Norfolk village of Ovington enjoying countryside views to the rear, Longsons are delighted to bring to the market this spacious, detached two bedroom bungalow. The property boasts two double bedrooms, spacious lounge/dining room, fitted kitchen with paddock views, utility area, bathroom and separate WC, oil fired central heating and UPVC double glazing. Outside there is ample off road parking, side access via both sides of the property one being undercover, garage with electric roller shutter door and a secluded rear private garden with summer house and countryside views.

Viewing highly advised.

Briefly, the property offers entrance porch, entrance hall, lounge/dining room, kitchen, utility area, two double bedrooms, bathroom and separate WC, gardens, parking, garage, oil fired central heating and UPVC double glazing.

OVINGTON

Ovington is a small village situated in the Breckland area of Norfolk, approximately 1 mile north of the

market town of Watton. In spite of its size, it is a very active village and even has an allotment site! There are traces of a Roman encampment on Ovington common to the north of the village and urns and Roman coins have been unearthed there.

Entrance Porch

UPVC double glazed entrance door, UPVC double glazed windows to front and side aspects.

Entrance Hall

Entrance door to front, obscure glass windows to front aspect, loft access, radiator.

**Lounge/Dining Room
16'10" (5.13m) Max x 11'10" (3.61m) Max**

UPVC double glazed windows to front and side aspects, two radiators.

**Kitchen
12'4" (3.76m) Max x 9'3" (2.82m) Max**

Fitted kitchen units to wall and floor complemented by a worksurface over, stainless steel sink unit with mixer tap

and drainer, integrated Bosch electric oven, integrated Bosch hob, space for tall upright fridge/freezer, UPVC double glazed window to rear aspect with countryside views.

**Utility Area
6'9" (2.06m) Max x 3'10" (1.17m) Max**

Space and plumbing for washing machine, space for tumble dryer, storage cupboards, obscure glass UPVC double glazed window to side aspect, UPVC double glazed entrance door to front.

**Bedroom One
12'5" (3.78m) Max x 11'10" (3.61m) Max**

Fitted wardrobes, UPVC double glazed window to front aspect, radiator.

**Bedroom Two
12'5" (3.78m) Max x 9'3" (2.82m) Max**

Fitted wardrobes, built in cupboard, UPVC double glazed window to rear aspect enjoying countryside views, radiator.

