



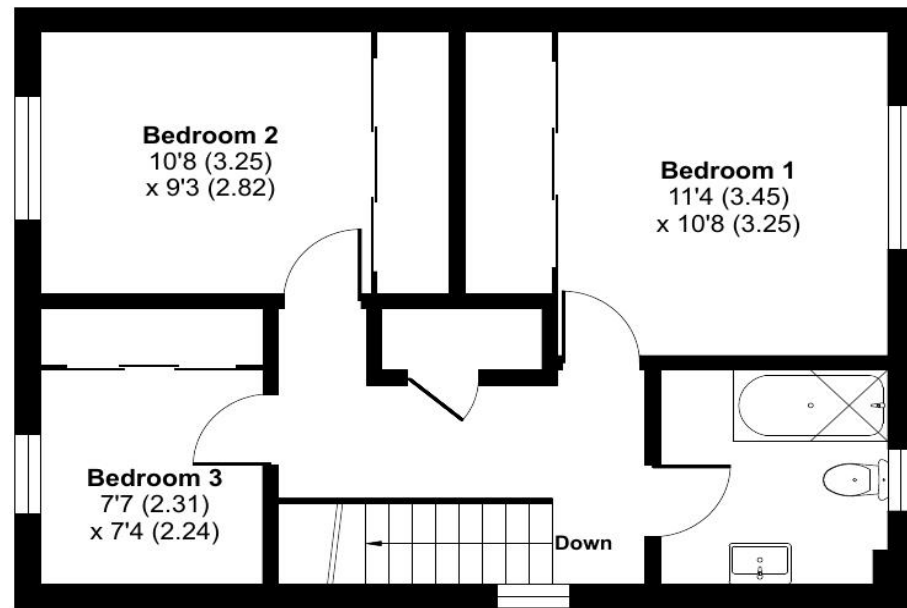
# Lovell Gardens, Watton, Thetford, IP25

Approximate Area = 1056 sq ft / 98.1 sq m

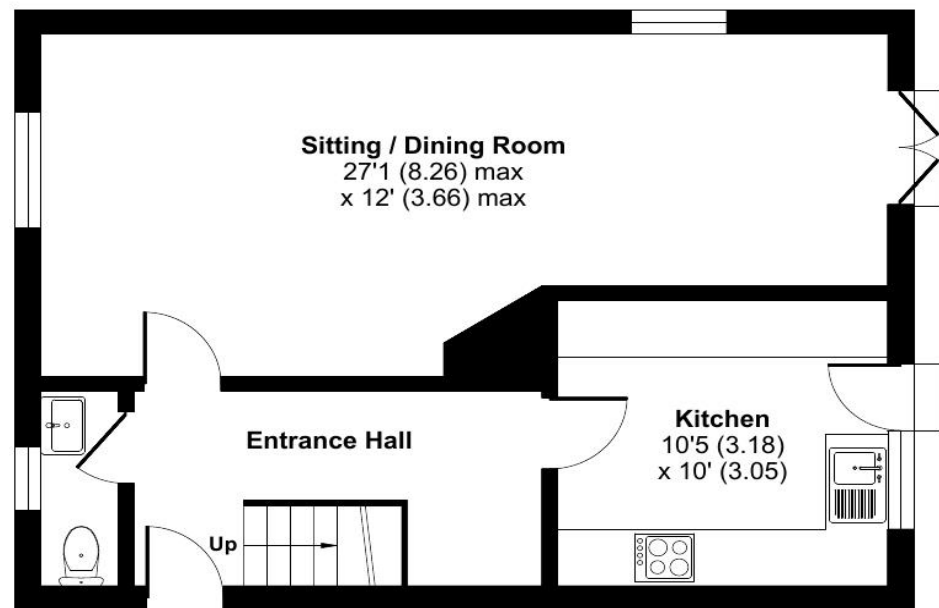
Garage = 140 sq ft / 13 sq m

Total = 1196 sq ft / 111.1 sq m

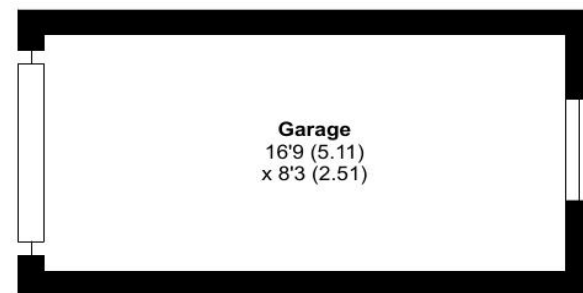
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Longsons. REF: 1203065



## Lovell Gardens, Watton, Thetford, IP25 6TU

Very well presented, detached three bedroom house situated in a cul-de-sac location on a popular development in Watton. This fantastic property offers garage, parking for several vehicles, well presented gardens, water softener, cloakroom with WC, gas central heating and UPVC double glazing.

**Price £260,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
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screen, wash basin and WC both set with in fitted cabinets, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

**Garage**  
**16'9" (5.11m) x 8'3" (2.51m)**

Main up and over door to front, UPVC double glazed window to rear, electric light and power.

**Outside front and Side**

Generous front and side gardens laid to lawn, driveway to garage, further parking area providing parking for several vehicles laid to shingle, established shrubs, plants and ornamental trees, outside light, gated access either side to rear garden, outside tap.

**Rear Garden**

Very well presented enclosed low maintenance rear garden, mainly laid to shingle, paved patio seating area, metal gazebo providing covered seating, ornamental fish pond with water feature, greenhouse, wooden garden shed (approximately 12' x 8') shrubs and plants two raised beds, outside tap, garden wall and wooden fence to perimeter, gated access either side to front.

**Agent's Notes**

EPC rating C72 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Well Presented Link-Detached House
- Three Bedrooms
- Sitting/Dining Room
- Energy Efficiency Rating C72
- Ground Floor Cloakroom
- Garage, Parking and Gardens
- UPVC Double Glazing
- Gas Central Heating
- Water Softener
- Vendors have Found

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 in a cul-de-sac location on a popular development in Watton, Longsons are delighted to bring to the market this very well presented detached three bedroom house. This superb property offers garage, parking for several vehicles, well presented generous gardens, cloakroom with WC, water softener, gas central heating and UPVC double glazing.

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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

**Entrance Hall**

Stairs to first floor, UPVC double glazed entrance door to front, radiator.

**Sitting/Dining Room**  
**27'1" (8.26m) Max x 12'0" (3.66m) Max**

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front and side, radiator.

**Kitchen**

**10'5" (3.18m) x 10'0" (3.05m)**  
 Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with five ring gas hob and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, UPVC double glazed entrance door

opening to rear garden, tiled splash back. UPVC double glazed window to rear.

**Cloakroom**

Hand wash basin, concealed cistern WC, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**

Built-in cupboard housing hot water cylinder, UPVC double glazed window to side, loft access.

**Bedroom One**

**11'4" (3.45m) x 10'8" (3.25m)**

Fitted wardrobes with sliding mirror doors, UPVC double glazed window to rear, radiator.

**Bedroom Two**

**10'8" (3.25m) x 9'3" (2.82m)**

Fitted wardrobe with sliding mirrored doors, UPVC double glazed window to front, radiator.

**Bedroom Three**

**7'7" (2.31m) x 7'4" (2.24m)**

Fitted wardrobe with sliding mirror doors, UPVC double glazed window to front, radiator.

**Bathroom**

Bathroom suite comprising bath with rainfall shower head over, separate hand shower attachment and shower

