



**Donald Moore Gardens, Watton Thetford IP25 6DZ**

**welcome to**

**Donald Moore Gardens, Watton Thetford**

> > NO ONWARD CHAIN! A two bedroom semi-detached bungalow, located within close proximity to the Watton town centre. Boasting two spacious bedrooms, shower room, lounge, kitchen, enclosed garden, communal parking and more!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Hall

Carpet flooring, storage heater.

### Lounge

13' 6" x 12' 5" ( 4.11m x 3.78m )

Carpet flooring, storage heater, fireplace, patio doors to front.

### Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )

A range of floor and wall mounted fitted kitchen units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, single glazed window to rear, external entrance door to rear aspect.

### Bedroom 1

11' 10" x 10' 9" ( 3.61m x 3.28m )

Carpet flooring, storage heater, window to rear aspect.

### Bedroom 2

9' 5" x 7' 8" ( 2.87m x 2.34m )

Carpet flooring, window to front aspect, built in wardrobe.

### Bathroom

Suite comprising low level w.c, shower cubicle, window to rear aspect, heated towel rail, hand wash basin, carpet flooring.

### Outside

To the front is a communal garden space and further down to Thetford Road, communal parking is provided on site. To the rear, a low maintenance garden can be found which is laid to patio slabs with a flower bed border.

## Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Donald Moore Gardens, Watton Thetford

- Two bedroom semi-detached bungalow
- Over 55s development
- Close to shops
- Presented in excellent order throughout
- Double glazed windows

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108202 - 0006

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