



**Lovell Gardens, Watton Thetford IP25 6UJ**

**welcome to**

## **Lovell Gardens, Watton Thetford**

> > NO ONWARD CHAIN! A two bedroom detached bungalow, located within the market town of Watton. Boasting driveway parking and garage, the property is just a short walk away from local amenities. Move right into this fabulous bungalow!

### **The Accommodation**

External entrance door opening to:

#### **Entrance Hall**

Laminate flooring, radiator, UPVC double glazed window to front aspect.

#### **Lounge**

15' 2" x 11' 9" ( 4.62m x 3.58m )

Laminate flooring, radiator, UPVC double glazed window to front aspect, electric fire.

#### **Kitchen**

12' 2" x 7' 5" ( 3.71m x 2.26m )

A range of modern wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, hob with extractor over, electric oven, built-in storage, UPVC double glazed window to rear aspect, external entrance door to side aspect.

#### **Conservatory**

13' x 8' 1" ( 3.96m x 2.46m )

Of brick & UPVC construction, radiator, laminate flooring.

#### **Bedroom 1**

11' 11" x 9' 8" ( 3.63m x 2.95m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

#### **Bedroom 2**

10' 2" x 9' 8" ( 3.10m x 2.95m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

#### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, spotlights, UPVC double glazed window to rear aspect.

### **Outside**

To the front of the property, a garden is laid to shingle, with shrubs decorating the borders. A driveway provides parking for up to two vehicles and access to the garage. To the rear, a fully enclosed garden is mainly laid to patio slabs, with artificial grass, shrubs, decking and flower beds, creating a low-maintenance area to relax and unwind in.

### **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.





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## **Lovell Gardens, Watton Thetford**

- Two bedroom detached bungalow
- NO ONWARD CHAIN
- UPVC double glazed windows & gas-fired central heating
- Garage and Driveway
- Fully enclosed rear garden

Tenure: Freehold EPC Rating: D

**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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