



Lovell Gardens, Watton Thetford IP25 6UF

welcome to

Lovell Gardens, Watton Thetford

> > IMMACULATE HOME! A four bedroom semi-detached home located in the market town of Watton, boasting solar panels, driveway parking, modern kitchen and bathroom, utility room, conservatory and much more!

The Accommodation

External entrance door opening to:

Entrance Porch

Tiled flooring.

Entrance Hall

Tiled flooring, radiator, staircase rising to first floor accommodation.

Cloakroom W.C

Fully tiled suite comprising low level w.c, hand wash basin, radiator, UPVC double glazed window to rear aspect.

Lounge

21' 10" x 12' 9" (6.65m x 3.89m)

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

Conservatory

9' 10" x 9' 3" (3.00m x 2.82m)

Of brick and UPVC construction, laminate flooring.

Kitchen

11' 4" x 9' 2" (3.45m x 2.79m)

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

Utility Room

8' 3" x 5' 2" (2.51m x 1.57m)

Laminate flooring, plumbing for washing machine.

Store

8' 9" x 7' 6" (2.67m x 2.29m)

External entrance door opening to rear aspect, tiled

flooring, door opening to utility room.

Landing

Carpet flooring, UPVC double glazed window to side aspect.

Bedroom 1

12' 10" x 11' 3" (3.91m x 3.43m)

Laminate flooring, radiator, UPVC double glazed window to rear aspect, wardrobes.

Bedroom 2

10' 3" x 9' 10" (3.12m x 3.00m)

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

Bedroom 3

8' 11" x 7' 3" (2.72m x 2.21m)

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

Ground Floor Bedroom

10' 10" x 7' 6" (3.30m x 2.29m)

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

Family Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, airing cupboard, radiator, UPVC double glazed window to rear aspect.

Loft Space

Fully boarded with insulation under.

Outside

To the front of the property, the driveway provides parking for 2-3 vehicles and access to the front external entrance door.



The rear garden is fully enclosed and is mainly laid to lawn with decking area and patio seating areas. Fencing borders.

Location

Watton boasts a diverse range of amenities catering to residents' needs, including a post office, supermarket, chemist, and schools catering from infant to secondary levels. The town's weekly market is a bustling hub, offering a variety of goods and local produce.

For leisure activities, golf enthusiasts can enjoy the Richmond Park Golf Club, featuring an 18-hole course, driving range, and practice green.

Additionally, the sports centre provides fitness facilities, all-weather courts, and options for badminton, squash, and snooker.

Surrounded by the scenic Norfolk countryside, including Thetford Forest and Wayland Wood, Watton offers ample opportunities for outdoor exploration and relaxation. Furthermore, its proximity to the City of Norwich, just a 30-minute drive away, provides access to a wider range of shopping and leisure options. For those seeking coastal adventures, Norfolk's picturesque coastal areas are reachable in under an hour, offering further opportunities for exploration and enjoyment.



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welcome to

Lovell Gardens, Watton Thetford

- Four bedroom semi-detached family home
- Extremely well-presented throughout
- Modern fitted kitchen & bathroom
- Conservatory
- Solar panels, gas-fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: C

£240,000



Ground Floor



First Floor

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

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Property Ref:
WAT108572 - 0002

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