



Lovell Gardens, Watton Thetford IP25 6UJ

welcome to

Lovell Gardens, Watton Thetford

> > NO ONWARD CHAIN!! A spacious three-bedroom detached bungalow in Watton, featuring a lounge, kitchen, conservatory, en-suite, enclosed garden, garage with workshop/office, and ample parking. Benefits include double glazing, gas central heating. Call now to arrange your viewing!



The Accommodation

External entrance door opening to:

Entrance Hall

Doors to:

Lounge

24' 1" x 12' (7.34m x 3.66m)

UPVC double glazed bay window to front, double glazed double doors to the rear garden, fire place with surround and hearth, two radiators, storage cupboard, arch opening onto kitchen.

Kitchen

11' 7" x 9' 9" (3.53m x 2.97m)

Fitted with a matching range of base, wall and drawer units, work surfaces, stainless steel sink unit and drainer, space and point for gas oven with cooker hood over, plumbing for washing machine, tiled flooring, two storage cupboards, door to conservatory.

Conservatory

UPVC double glazed rear and side windows, door to side to the rear garden.

Bedroom One

10' 5" x 10' 4" (3.17m x 3.15m)

UPVC double glazed bay window to the front, radiator, door to en-suite,

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, towel radiator, tiling, tiled flooring, UPVC double glazed side window.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

UPVC double glazed rear window, radiator.

Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m)

UPVC double glazed front window, radiator.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, towel radiator, tiling, tiled flooring, UPVC double glazed rear window.

Outside

To the front of the property there is a brick weave driveway leading to the garage which has an up and over front door, power, light and double glazed rear window. There is a shingled garden space with mature flower beds and borders. To the rear of the property there is a lawned garden with a patio & decking area, a pond, mature flowerbeds, shrubs and borders, enclosed by fencing with a side access gate.

Workshop/Office

10' 8" x 9' 2" (3.25m x 2.79m)

UPVC double glazed rear window and door to the side.

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.



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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welcome to

Lovell Gardens, Watton Thetford

- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- En-Suite & Family Shower Room
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108539 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk