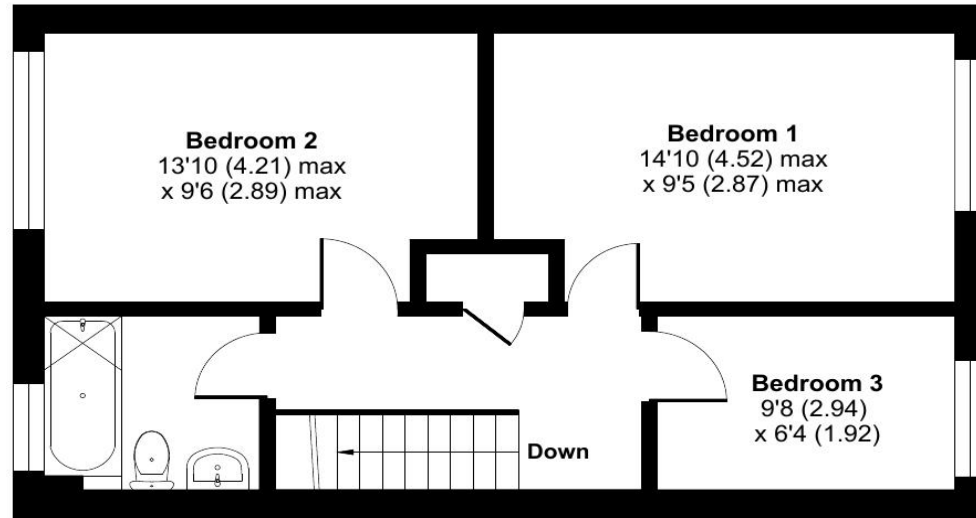
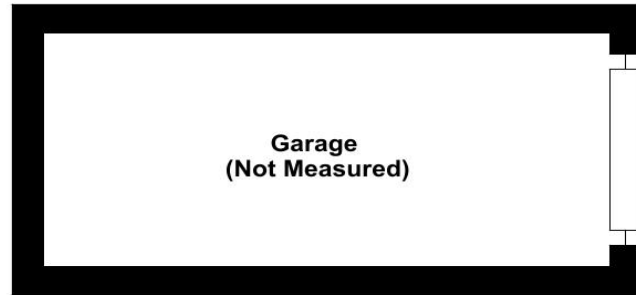


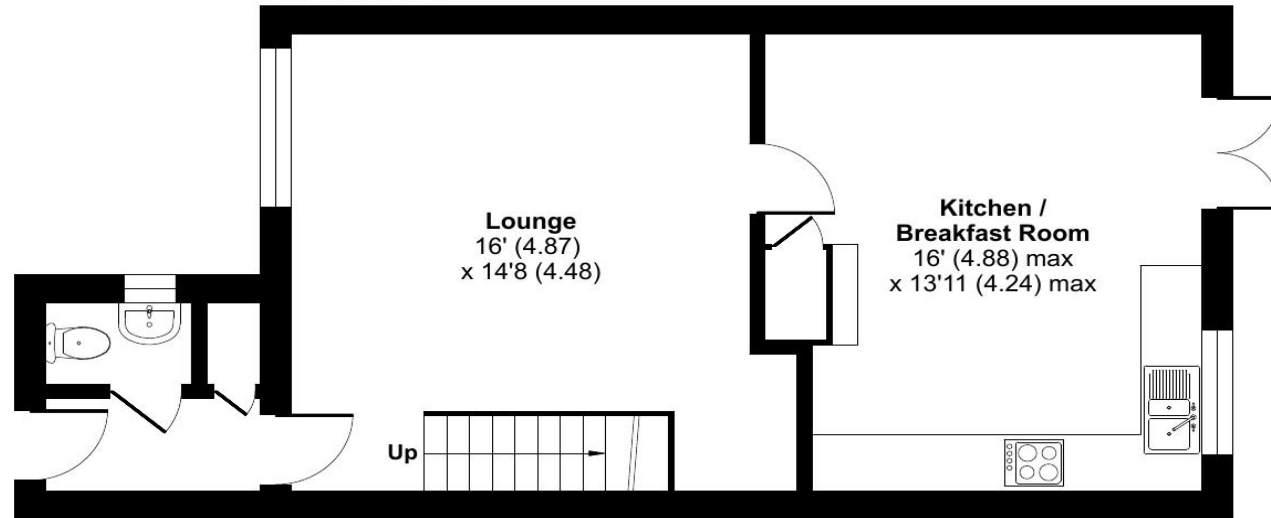
# Lovell Gardens, Watton, Thetford, IP25 6TX

Approximate Area = 978 sq ft / 90.8 sq m (excludes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1458908



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

Offered chain free!

Three bedroom mid-terrace house situated within the established residential area in Watton. The property offers ground floor WC, three bedrooms, low maintenance garden, en-bloc garage with additional parking, UPVC double glazing and gas central heating.

Viewing highly recommended!

**Guilde Price £160,000 - £170,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
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obscure glass UPVC double glazed window to front, radiator.

**Outside Front**

Area laid to lawn, path to front door.

**Rear Garden**

Low maintenance rear garden laid to paving ad shingle, gated access to rear, wooden fence to perimeter.

**En-Bloc Garage**

Up and over door to front with off-road parking in front.

**Agent`s Note**

EPC rating C72 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

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.

- Mid-Terrace Three Bedroom House
- Cloakroom and Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Energy Efficiency Rating C72
- UPVC Double Glazing and Gas Central Heating
- En-Bloc Garage and Off-Road Parking
- CHAIN FREE!

Ideal for first time buyers and investors, Longsons are delighted to bring to the market this three bedroom mid-terrace house situated on an established development in the Norfolk town of Watton. The property offers ground floor WC, good sized kitchen/breakfast room, three bedrooms, UPVC double glazing, low maintenance garden, en-bloc garage with parking in front and gas central heating.

is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a 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.

space for upright fridge/freezer, UPVC double glazed French doors opening to rear garden, radiator.

**Cloakroom**

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

**Stairs and Landing**

Loft access.

**Bedroom One**

**14'10" (4.52m) x 9'5" (2.87m)**

Wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Two**

**13'10" (4.22m) x 9'6" (2.9m)**

UPVC double glazed window to front, radiator.

**Bedroom Three**

**9'8" (2.95m) x 6'4" (1.93m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Bath with shower and shower curtain, hand wash basin, WC, partly tiled walls,

Offered chain free!

Viewing highly recommended!

**WATTON**

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

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There

**Entrance Hall**

UPVC double glazed door to front, cupboard housing the gas central heating boiler.

**Lounge**

**16'0" (4.88m) x 14'8" (4.47m)**

UPVC double glazed window to front, under stair storage space, radiator.

**Kitchen/Breakfast Room**

**16'0" (4.88m) x 13'11" (4.24m)**

Range of fitted units to walls and floor, worksurface over, tiled splashbacks, one and a half sink unit with mixer tap and drainer, space for cooker, extractor fan over, space and plumbing for washing machine and dishwasher,

