



Lovell Gardens, Watton - IP25 6TZ



Lovell Gardens

Watton, Thetford

Boasting a MODERNISED FINISH with a newly refitted KITCHEN and FAMILY BATHROOM, this END TERRACE HOUSE is presented in IMMACULATE CONDITION, offering a perfect first time buy! Step inside to find a light and bright HALLWAY ENTRANCE, including a refitted two piece W.C and stairs to the first floor. The heart of the home is the OPEN PLAN KITCHEN/DINING ROOM, with the kitchen boasting ample storage and INTEGRATED COOKING APPLIANCES. Further, the spacious SITTING ROOM enjoys panelling to the feature wall and sliding patio doors opening to the SUNROOM, overlooking the PRIVATE and ENCLOSED GARDEN. Heading upstairs, doors give way to THREE BEDROOMS, the third bedroom is currently used as a STUDY/ OFFICE by the current vendors, completed by a refitted four piece FAMILY BATHROOM. Nearby COMMUNAL PARKING can be found close by and an ENBLOC GARAGE sits adjacent to the property.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End-Terrace Home
- Hallway Entrance & W.C
- 15' Sitting Room & Sunroom
- Contemporary Fully Fitted Kitchen/ Dining Room
- Three Bedrooms
- Four Piece Family Bathroom
- Private & Enclosed Rear Garden
- Enbloc Garage & Communal Parking

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

SETTING THE SCENE

The property can be accessed from a paved walkway through the communal green space, leading to the brick wall enclosed frontage and patio walkway leading to a side access gate and main entrance at the front of the property.



THE GRAND TOUR

Stepping inside, the hallway entrance has a light and bright feel with hard flooring running underfoot for ease of maintenance with integrated storage and a recently refitted two piece W.C. Stairs rise to the first floor, opening to the kitchen and dining room. The kitchen itself has been recently refitted by the current vendors and boasts a range of wall and base storage cupboards with undercounter space for appliances including a dishwasher and washing machine. Integrated appliances also feature, including an oven, four burner gas hob and extractor above. Spotlights overhead ensure the room is well lit, whilst ample room is available for a formal dining table. Continuing to the rear of the home, the 15' sitting room is centred around the panelled feature wall and allows for a range of soft furnishing layouts. Sliding glass patio doors lead through to the uPVC double glazed sunroom and French doors open to the garden with plenty of space for storage and further soft furnishings.

Ascending the stairs to the carpeted first floor landing, loft access can be found above in addition to a useful airing cupboard whilst doors open to three bedrooms. The two larger bedrooms boast luxury carpets underfoot with the main bedroom enjoying further feature panelling and space for fitted or freestanding wardrobes and dressing furniture. The third room is used as a study by the current vendors and has newly fitted carpet underfoot, uPVC double glazed windows and a radiator. Completing the accommodation, the four piece family bathroom has been recently refitted to include a bath, glass enclosed shower cubicle, vanity storage below the sink and a generously sized wall mounted heated towel rail.

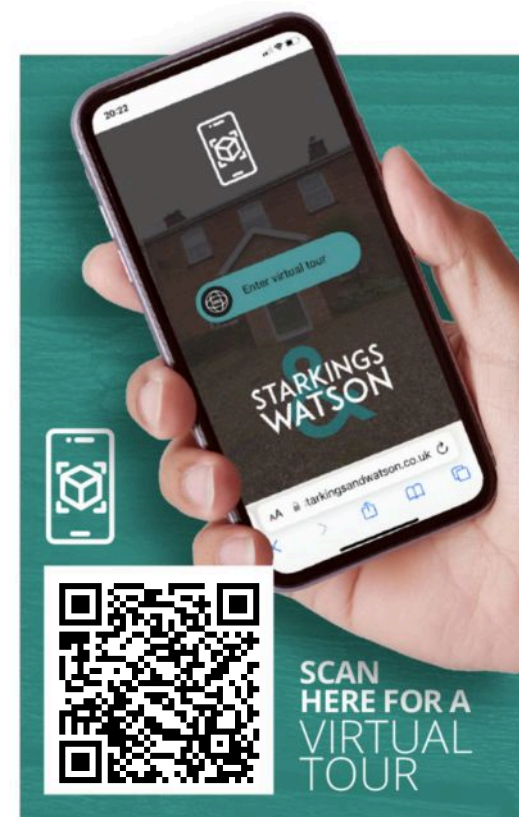
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Stepping outside, the garden is private and fully enclosed, featuring new timber panel fencing and a wooden side gate. The garden is predominantly laid to a well maintained lawn with a raised wooden sleeper border which is home to plantings and trees whilst a flagstone pathway also leads to a useful timber storage shed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

905 ft²
84 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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