

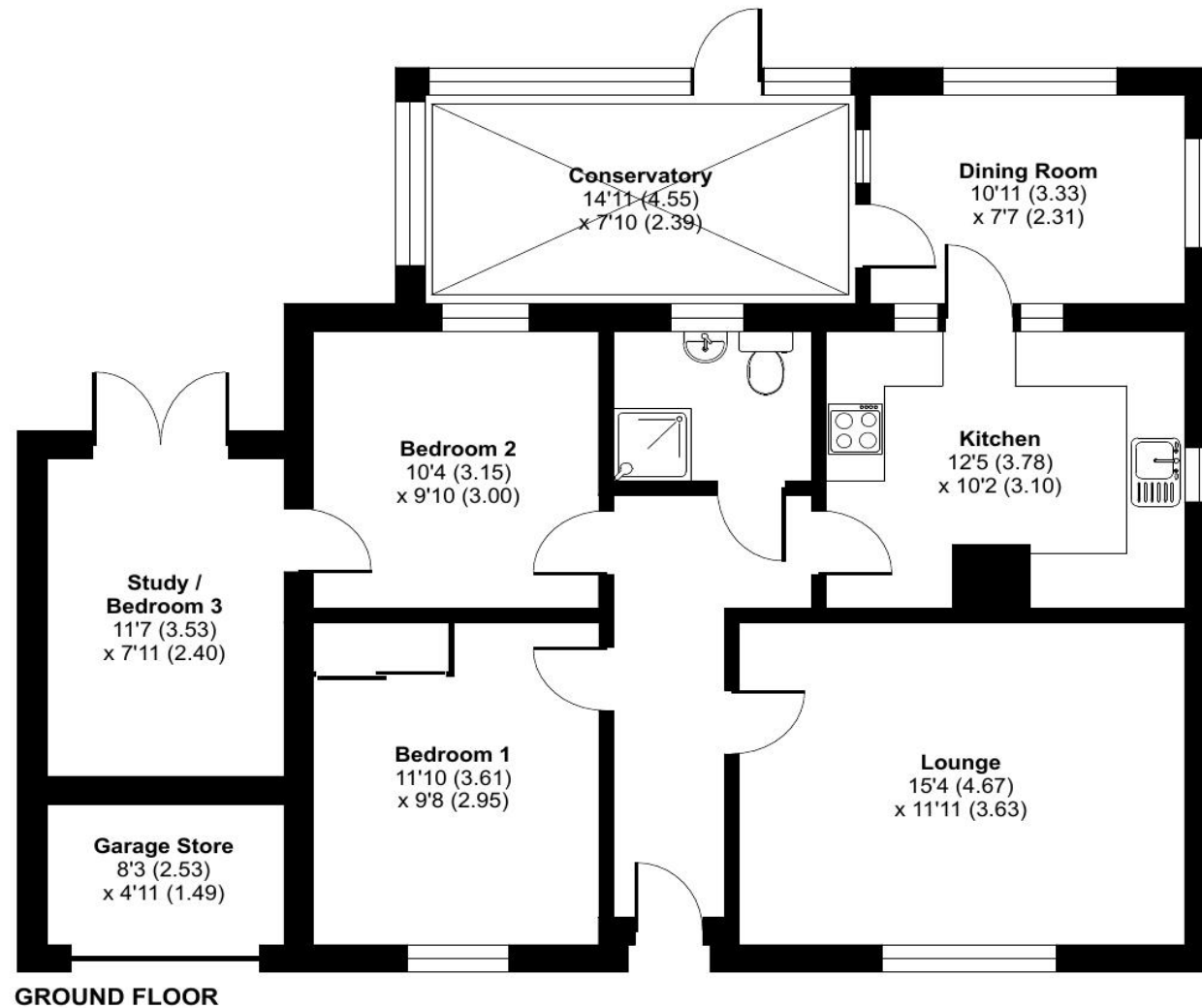
# Lovell Gardens, Watton, Thetford, IP25

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 42 sq ft / 3.9 sq m

Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



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

Well presented semi-detached two bedroom bungalow situated in Watton. The property offers flexible living space with three reception rooms offering option for a third bedroom, conservatory, parking, gardens, gas central heating and UPVC double glazing.

CHAIN FREE!

**Guide Price £210,000 - £220,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1249656



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)  
<https://www.longsons.co.uk>





Situated in the popular market town of Watton, Longsons are delighted to bring to the market this semi-detached two bedroom bungalow. The property offers a flexible living space with three reception rooms offering an option for a third bedroom which is currently used as a study, conservatory, parking, gardens, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, conservatory, kitchen, two bedrooms, study/bedroom three, shower room, garage store, parking, gardens, gas central heating and UPVC double glazing.

**WATTON**  
The well-served market town of Watton is in the district of Breckland, 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. There 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

Composite entrance door to front, loft Access, radiator.

#### Lounge

**15'4" (4.67m) x 11'11" (3.63m)**  
Feature fireplace with inset live flame gas fire, UPVC double glazed window to front, radiator.

#### Kitchen

**12'5" (3.78m) x 10'2" (3.1m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for electric oven and

hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge/freezer, fitted storage cupboard, UPVC obscure glass double glazed window to side, tiled splashback.

#### Dining Room

**10'11" (3.33m) x 7'7" (2.31m)**  
UPVC double glazed window to rear and side, radiator, door through to conservatory.

#### Conservatory

**14'11" (4.55m) x 7'10" (2.39m)**  
Modern UPVC double glazed conservatory, entrance door opening to rear garden, electric power and lights.

#### Bedroom One

**11'10" (3.61m) x 9'8" (2.95m)**  
UPVC double glazed window to front, radiator.

#### Bedroom Two

**10'4" (3.15m) x 9'10" (3m)**  
UPVC double glazed window to rear, radiator.

#### Study/Bedroom Three

**13'9" (4.19m) x 11'9" (3.58m)**  
UPVC double glazed French doors opening to rear garden, radiator.

#### Shower Room

Walk-in double shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, radiator.

#### Outside Front

Low maintenance front garden laid to shingle providing off road parking, paved area, outside lights, gated access to rear garden.

#### Garage Store

Rear section now converted to bedroom three with approximately third of garage remaining for storage with remote control roller door to front, electric power and light.

#### Rear Garden

Enclosed rear garden laid to lawn, shrubs and plants to beds and borders, paved patio seating area, two wooden garden sheds, greenhouse, wooden

fence to perimeter, external electric power sockets, gated access to front.

#### Agent's Note

EPC rating D68 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

#### Agent's Note 2

The loft has been professionally insulated with spray foam between the rafters. If purchasing with a mortgage we strongly advise that you check with your lender that this meets the lenders criteria.

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.

- Semi-Detached Bungalow
- Two Bedrooms
- Three Reception Rooms
- Energy Efficiency Rating D68
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- CHAIN FREE!

