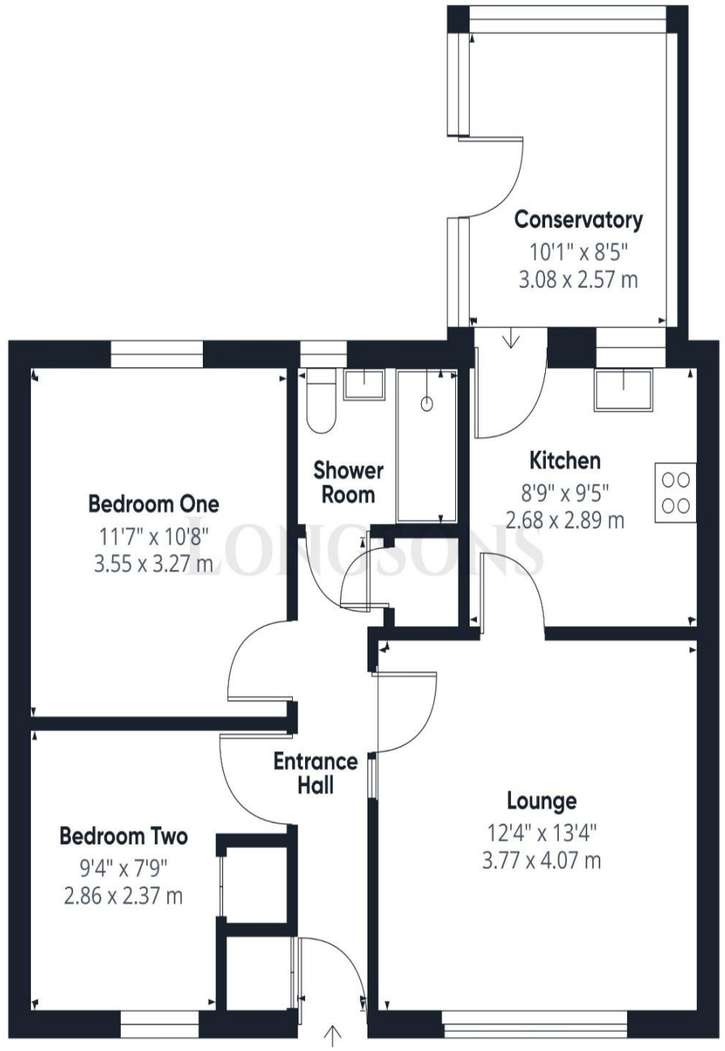




Donald Moore Gardens, Watton, Thetford, IP25 6DZ

A two bedroom end-terrace retirement bungalow,situated on a popular development for the over-55`s and conveniently situated within easy reach of the town centre. The property offers lounge, kitchen, conservatory, private garden, communal gardens and parking.

Price £160,000 Leasehold

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Conveniently situated within easy reach of the town centre, Longsons are delighted to present to the market, this end terrace, two bedroom retirement bungalow. The property hosts a spacious lounge with sliding doors to the front patio, a well equipped kitchen that leads through to the conservatory, two well sized bedrooms, private garden, as well as access to communal gardens and parking.

Briefly, the property offers, entrance hall, two storage cupboards, two bedrooms, shower room, lounge, kitchen, conservatory, rear garden.

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

Entrance Hall
Composite entrance door to front, two built in storage cupboards one of which houses hot water cylinder, loft access, access to bedrooms, bathroom and lounge, wall mounted electric storage heater.

Lounge
13'4" (4.06m) x 12'4" (3.76m)
Access to kitchen, UPVC double glazed sliding door to front, obscure window to entrance hall, wall mounted electric storage heater.

Kitchen
9'5" (2.87m) x 8'5" (2.57m)
Fitted cabinets to wall and floor with laminate work surface over and tiled splash back, inset stainless steel one bowl sink with mixer tap and drainer, space and plumbing for washing machine, space for electric oven, space for upright fridge/freezer, double glazed window to conservatory, door to conservatory.

Bedroom One
11'7" (3.53m) x 10'8" (3.25m)
UPVC double glazed window to rear, wall mounted electric radiator.

Bedroom Two
9'4" (2.84m) x 7'9" (2.36m)
Built-in wardrobe, UPVC double glazed window to front.

Shower Room
Walk-in shower cubicle, WC, hand wash basin with fitted cabinet beneath, obscure UPVC double glazed window to rear, chrome finish towel radiator.

Conservatory
10'1" (3.07m) x 8'5" (2.57m)
UPVC double glazed windows and door to rear garden, double glazed window.

Rear of Property
Laid to shingle with paved patio seating area providing ample space for outdoor furniture, paved walkway leading to gated side access, outside tap, fence to perimeter.

Front of Property
Small front garden laid to paving slabs, plants to perimeter, outdoor lighting, composite entrance door, UPVC double glazed sliding door to lounge.

Agent`s Note 1
EPC rating E53 (Full copy available on request).
Council tax band B (Own enquiries should be made via Breckland District Council).

Agent`s Note 2
This is an over 55`s retirement property.

Please note: This is a leasehold property, we have been advised there is 86 years remaining with a current annual service charge £135.96 to be paid 1st of every month, this includes water rates and buildings insurance.

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.

- Two Bedrooms
- Easy Access to Local Amenities
- Situated on Popular Over 55s Development
- Energy Efficiency Rating E53
- Private Garden Space and Access to Communal Garden
- Parking









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