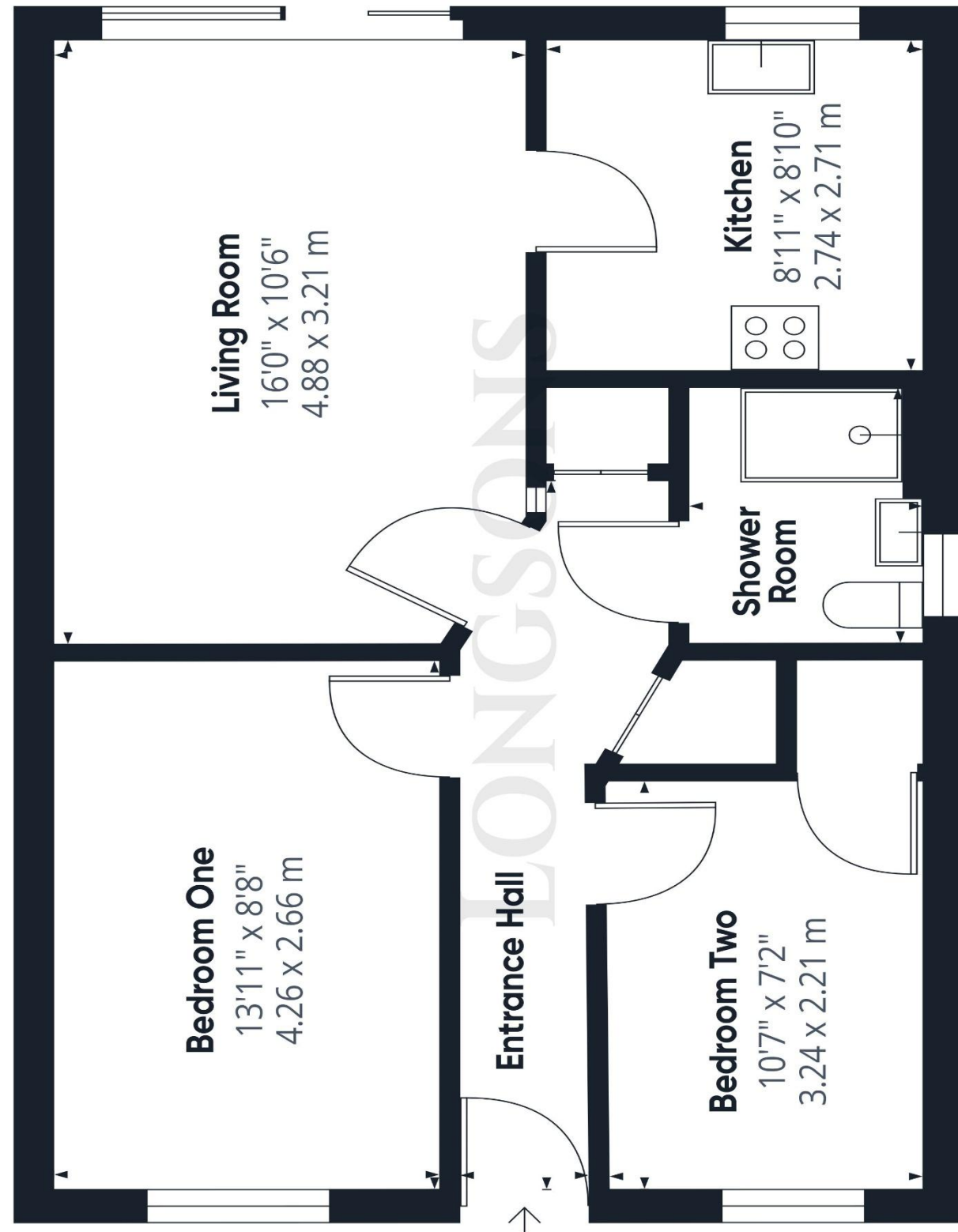




Donald Moore Gardens, Watton, Thetford, IP25 6DZ

Well presented two bedroom semi-detached bungalow on a over 55s development in Watton. The property has lots to offer including living room, kitchen, bathroom and ample garden space.

Offers in Excess of £160,000 Leasehold





Agent's Note 1

EPC rating E52 (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
- Well Presented
- Situated on Popular Over 55s Development
- Energy Efficiency Rating E52
- Ample Garden Space
- Electric Heating and UPVC Double Glazing

Situated on a popular over 55s development in the market town of Watton, Longsons are delighted to bring to the market this well presented two bedroom semi-detached bungalow. The property has lots to offer including plenty of outside space, electric heating and UPVC double glazing throughout,

Briefly the property offers entrance hall, two bedrooms, bathroom, living room, kitchen, garden space, electric 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Composite entrance door, wall mounted electric radiator, loft access, built-in storage cupboard, airing cupboard providing hot water cylinder.

Living Room

16'0" (4.88m) x 10'6" (3.2m)

Wall mounted electric radiator, UPVC double glazed sliding door to rear garden.

Kitchen

8'11" (2.72m) x 8'10" (2.69m)

Tiles to floor, fitted cabinets to floor and wall with laminate worktop over and glass splashback, space and plumbing for washing machine, inset one bowl composite sink unit with mixer tap and drainer, integrated ceramic hob with extractor hood over, double fan oven, space for upright fridge/freezer.

Bedroom One

13'11" (4.24m) x 8'8" (2.64m)

Wall mounted electric radiator, UPVC double glazed window to front,

Bedroom Two

10'7" (3.23m) x 7'2" (2.18m)

Wall mounted electric radiator, UPVC double glazed window to front, built-in wardrobe.

Bathroom

Vinyl to flooring, tiles to wall, walk-in corner shower unit with power shower, WC, hand washbasin set within fitted cabinets, wall mounted electric radiator, obscure UPVC double glazed window to side.

Front of Property

Laid to shingle with plants to pots throughout, paved walkway, outside lighting, side access to rear garden.

Rear Garden

Laid to shingle, fencing to perimeter, small slabbed patio area, additional greenhouse, gated access, outside tap.

