



**Donald Moore Gardens, Watton, Thetford, IP25 6DZ**

A well presented two bedroom terraced bungalow situated in the market town of Watton. The property boasts a spacious living room with bay window, modern kitchen, a stylish shower room suite and own rear garden. The property has UPVC double glazing throughout, with electric heating.

**Offers in Excess of £155,000 Leasehold**







double glazed window to rear, Fischer electric radiator.

#### Outside Front

Communal parking, small garden area with shrubs.

#### Outside Back

Low maintenance rear garden laid mainly to artificial grass, patio area, garden shed, flower beds and shrubs to borders.

#### Garden Room

UPVC garden room with polycarbonate roof, French door opening to rear garden.

#### Agent's Notes

EPC rating E51 (Full copy available on request)

Council tax band B (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.

- Two Bedroom Bungalow
- Modern Kitchen
- Communal Parking
- Energy Efficiency Rating E51
- Stylish Shower Room
- Garden Room
- Low Maintenance Garden
- UPVC Double Glazing

Situated in a sought after position with easy access to the shops and amenities in the popular market town of Watton, Longsons are delighted to bring to the market this two bedroom terraced bungalow. Nestled in a quiet spot in the heart of Watton the property offers a spacious living room with bay window, two double bedrooms, a recently fitted kitchen, modern stylish bathroom suite with an extensive vanity unit for all your bathroom storage needs, a fully enclosed low maintenance garden with shed, ample communal parking, a communal garden area with seating, UPVC double glazing throughout, electric heating.

VIEWING HIGHLY RECCOMENDED

Please note. This is a leasehold property with 90 years remaining with an annual service charge of 1300.00.

#### 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 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.

#### Entrance Hall

Storage cupboard, airing cupboard housing an Aqua efficient hot water tank, Fischer electric radiator.

#### Living Room

**15'9" (4.8m) x 13'5" (4.09m)**

UPVC double glazed bay window to front, feature electric fire place, Fischer electric radiator.

#### Kitchen

**9'6" (2.9m) x 8'10" (2.69m)**

Range of modern fitted units to walls and floor, worksurface over with inset resin sink, drainer and mixer tap, splashback, space and plumbing for washing machine, electric cooker, Fischer electric radiator, UPVC double glazed window and door to rear.

#### Bedroom One

**11'8" (3.56m) x 10'9" (3.28m)**

Range of fitted wardrobes with up and over bed storage, fitted chest of drawers, UPVC double glazed window to rear, Fischer electric radiator.

#### Bedroom Two

**10'9" (3.28m) Max x 9'7" (2.92m)**

Storage cupboard, UPVC double glazed window to front, Fischer electric radiator.

#### Shower Room

Modern fitted shower room with WC, vanity wash basin combination unit, corner shower cubicle with over head mains shower, floor to ceiling wall tiles, tiles to floor, UPVC obscure glass

