



104 Lovell Gardens, Watton

Thetford



Minors & Brady

104 Lovell Gardens

Watton, Thetford

This well-presented end terrace home offers stylish and modernised accommodation throughout, making it an excellent option for first-time buyers looking for a property ready to move straight into. Thoughtfully updated by the current owners, the home combines contemporary finishes with a practical layout, while the addition of a sunroom and private garden enhances the overall living space and appeal.

The property has been carefully maintained and improved to create a bright and welcoming environment, with a clear focus on comfort and everyday functionality. Its position within a well-kept residential setting further adds to the appeal, offering a pleasant and convenient place to call home.



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- Well presented end terrace home, ideal for first time buyers
- Modernised throughout with recently refitted kitchen and family bathroom
- Open plan kitchen and dining room with integrated cooking appliances and ample storage
- Spacious sitting room with feature panelled wall and sliding doors to sunroom
- Bright sunroom providing additional reception space overlooking the rear garden
- Ground floor cloakroom with recently refitted two piece suite
- Three bedrooms to the first floor, including a versatile third bedroom or home office
- Contemporary four piece family bathroom with separate shower and bath
- Private and enclosed rear garden with lawn, patio area and timber shed
- En bloc garage and nearby communal parking

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



M&B

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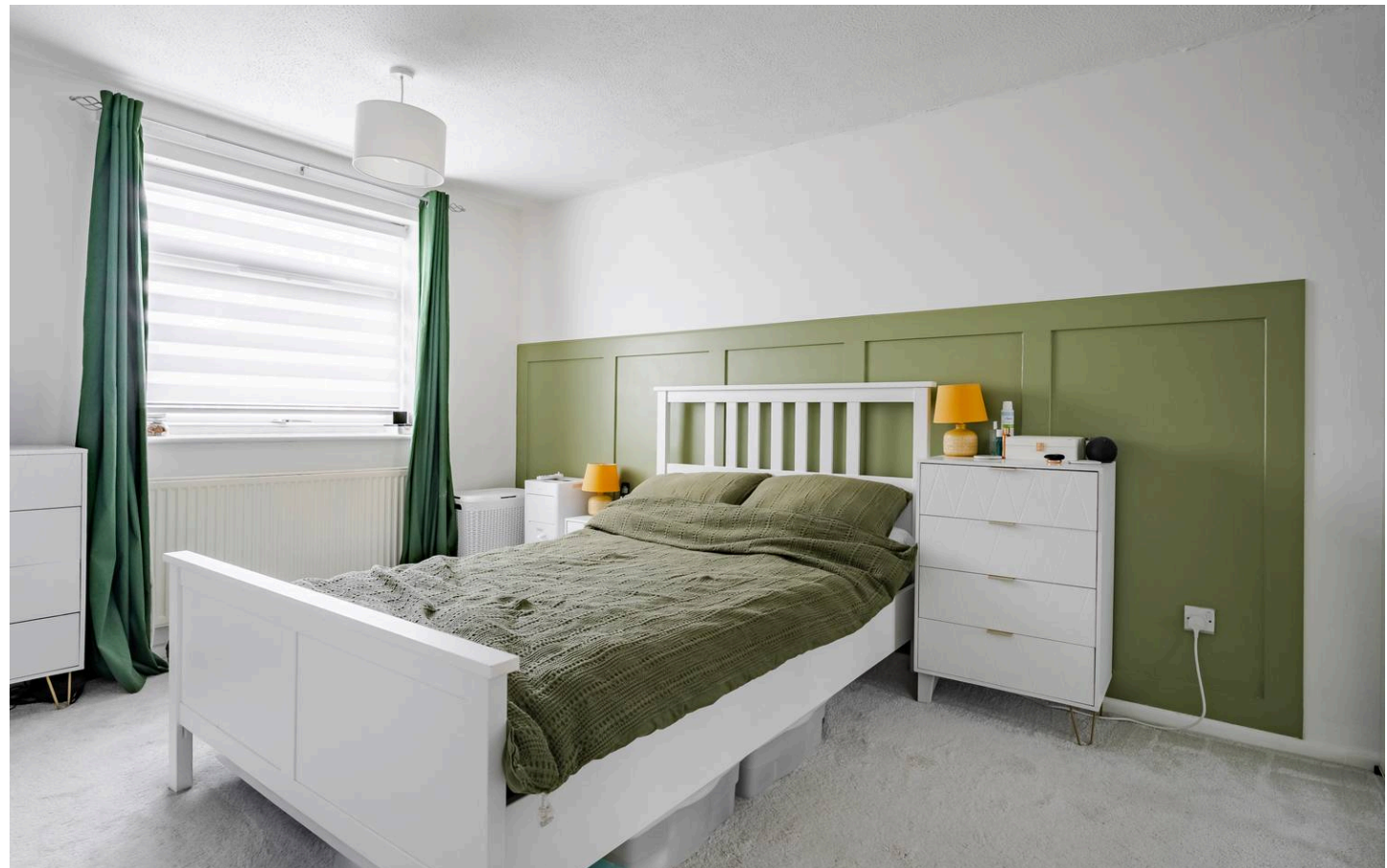
Location

Situated within a modern residential development in Watton, Lovell Gardens offers a convenient setting within easy reach of the town centre. Watton provides a range of everyday amenities including supermarkets, independent shops, cafés, and schooling, along with healthcare services. The town is well positioned for access to Thetford, Dereham, and Norwich via the A1075 and surrounding road networks, making it a practical location for commuting and travel.

The surrounding Norfolk countryside offers a variety of walking routes and open green spaces, while nearby towns provide additional leisure facilities and retail options. This is a well-connected setting that supports both day-to-day convenience and access to the wider area.

Lovell Gardens

The property is accessed via a pleasant walkway through a communal green space, leading to a welcoming entrance hall with useful storage and a recently refitted ground floor cloakroom. The heart of the home is the open plan kitchen and dining room, which has been updated to provide a modern and functional space with a range of fitted units, integrated cooking appliances and ample room for dining.



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To the rear, the spacious sitting room offers a comfortable setting for everyday living, featuring a panelled statement wall and sliding doors opening through to the sunroom. This additional reception space provides a bright and versatile area overlooking the garden, ideal for relaxing or entertaining.

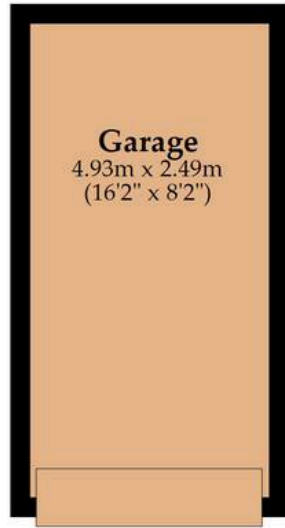
Upstairs, the first floor landing leads to three bedrooms, all well proportioned, with the third bedroom offering flexibility as a home office or study if required. The accommodation is completed by a contemporary four piece family bathroom, recently refitted to include both a bath and separate shower, along with modern fittings and finishes.

Externally, the rear garden is private and enclosed, laid mainly to lawn with a patio area and a timber shed, offering a low maintenance yet usable outdoor space. The property further benefits from an en bloc garage and communal parking nearby.



Garage

Approx. 12.3 sq. metres (132.0 sq. feet)



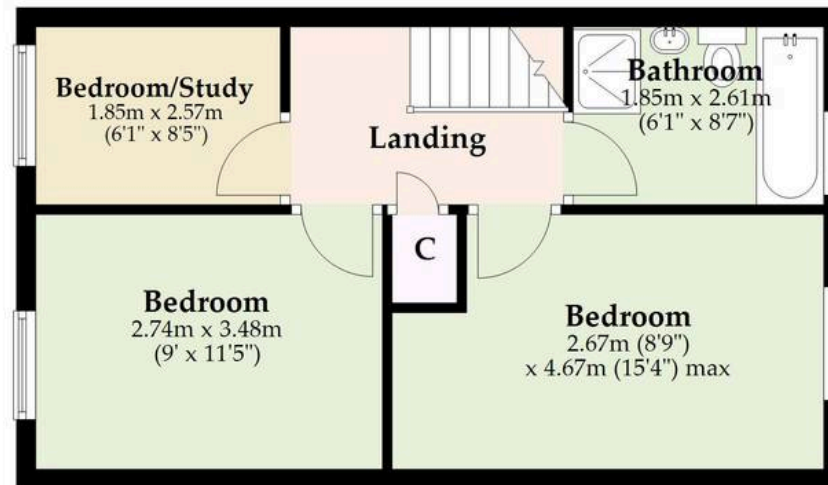
Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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