



Sharman Avenue, Watton Thetford IP25 6EG



welcome to

Sharman Avenue, Watton Thetford

> > EXTENDED BUNGALOW! Spacious three bedroom detached bungalow located in Watton. Features a kitchen/dining room, lounge, playroom/snug, en-suite master, and shower room. Benefits include UPVC triple-glazed windows, gas central heating, air conditioning, solar panels, garage, off-road parking.

Additional Specification

The property boasts oak doors, architrave, skirting and live edge windowsills throughout.

The property has many automatically activated LED lighting to the front & rear, cupboards and countertop in the kitchen. Electrical sockets throughout the property have USB outlets integrated. All renewed electrical installation and rewired throughout. Fibre broadband is connected to the property making for the perfect base to work from home. The property also benefits from solar panels with battery storage, making for an energy efficient and eco-friendly home.

The Accommodation

Composite external entrance door opening to:

Kitchen

15' 1" x 13' 7" (4.60m x 4.14m)

A comprehensive range of wall and floor mounted fitted kitchen units with Iroko hardwood work surfaces over, ceramic butlers sink, instant hot water tap, wine cooler, warming drawer, gas-fired hob with extractor over, central island with breakfast bar, two electric integrated double ovens, space for fridge/freezer, integrated dishwasher, integrated washing machine, engineered oak flooring, UPVC triple glazed windows to front aspect.

Dining Room

12' 4" x 8' (3.76m x 2.44m)

Vinyl tiled flooring, radiator, air conditioning/heat pump unit, unique bookcase door opening to bedroom one.

Inner Hallway

Carpet flooring, doors opening to bedrooms two and three and playroom.

Playroom / Snug

12' 5" x 11' 8" (3.78m x 3.56m)

Carpet flooring, radiator, built-in storage units, UPVC triple glazed window to rear aspect.

Lounge

17' 11" x 11' 3" (5.46m x 3.43m)

Carpet flooring, radiator, log burning stove, air conditioning/heat pump unit, built-in book shelves with large window seat, UPVC triple glazed windows to rear and side aspects, french doors opening to garden.

Bedroom 1

12' 5" x 12' 2" (3.78m x 3.71m)

Access through a 'secret bookcase door', carpet flooring, hidden built-in storage cupboard, air conditioning/heat pump unit, radiator, door opening to:

En Suite Bathroom

14' 6" x 7' 5" (4.42m x 2.26m)

Fitted with a three piece suite comprising a free standing bath with shower attachment, his & hers sinks with cupboards below, tiling, vinyl tiled flooring, heated towel rail, large wardrobes, drawers and shelving units, UPVC triple glazed window to front aspect.

Bedroom 2

9' 1" x 8' 11" (2.77m x 2.72m)

Carpet flooring, radiator, air conditioning/heat pump unit, UPVC triple glazed window to rear aspect.

Bedroom 3

9' 3" x 8' 10" (2.82m x 2.69m)

Carpet flooring, radiator, UPVC triple glazed window





to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with storage under, heated towel rail, shower cubicle, UPVC triple glazed window to side aspect.

Outside

The home boasts a large corner plot, with the rear garden backing onto fields. To the front of the property, a garden is mainly laid to lawn and bordered with hedging. A driveway leads up to the main external entrance door and the garage and also provides parking for multiple vehicles. To the rear & side of this home, the garden is also mainly laid to lawn, with patio seating areas, decking perfect for entertaining, outdoor LED downlighting perfect for evening relaxation, hedging lining the borders and an additional outbuilding with power & light connected, providing storage.

Garage

Power & Light, electric roller door to front, roof recently renewed.

Location

The property is located on a generous corner plot, backing onto fields, and benefits being situated within easy reach of the Watton town centre.

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. The City of Norwich is approx. a 30 minute drive

away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

Agents Note

A front shot will be available soon.



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Sharman Avenue, Watton Thetford

- High specification extended three bedroom detached bungalow
- Modernised throughout
- Superb kitchen with central island
- Log Burner
- Fully enclosed wrap-around garden on large corner plot

Tenure: Freehold EPC Rating: D

£375,000

directions to this property:

Leave our office on High Street into the town centre. Turn right onto Harvey Street and then take the first left onto Sharman Avenue where the property will be situated on your left.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WAT108468 - 0004

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