



Sharman Avenue, Watton Thetford IP25 6EG

welcome to

Sharman Avenue, Watton Thetford

> > NO ONWARD CHAIN! A three-bedroom detached bungalow, located in the bustling market town of Watton. Boasting driveway and garage parking, generous corner plot, close-to-town location, fitted kitchen, lounge, three double bedrooms and more!



The Accommodation

External entrance door opening to:

Kitchen

14' 1" x 12' 1" (4.29m x 3.68m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, inset hob with extractor over, tiled walls, vinyl flooring, UPVC double glazed window to front aspect.

Inner Hall

Carpet flooring, radiator, loft hatch access.

Lounge

21' 5" x 12' 5" (6.53m x 3.78m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Conservatory

14' 2" x 7' 4" (4.32m x 2.24m)

Of UPVC construction, tiled flooring, external entrance door to rear aspect.

Bedroom 1

12' x 9' 10" (3.66m x 3.00m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

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

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Bedroom 3

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

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Family Bathroom

Suite comprising low level WC, hand wash basin, radiator, panel bath with shower fixture, UPVC double glazed window to front aspect.

Cloakroom

Suite comprising low level WC, UPVC double glazed window to front aspect.

Garage

20' 6" x 9' 10" (6.25m x 3.00m)

Up and over door to front.

Location

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.



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welcome to

Sharman Avenue, Watton Thetford

- Three-bedroom detached bungalow
- NO ONWARD CHAIN
- Driveway & garage parking
- Corner plot
- Fitted kitchen and bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108651 - 0003

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