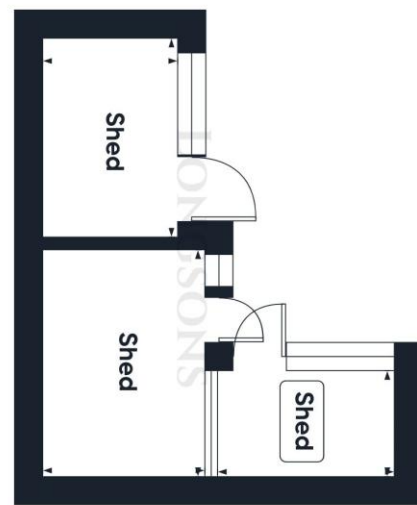
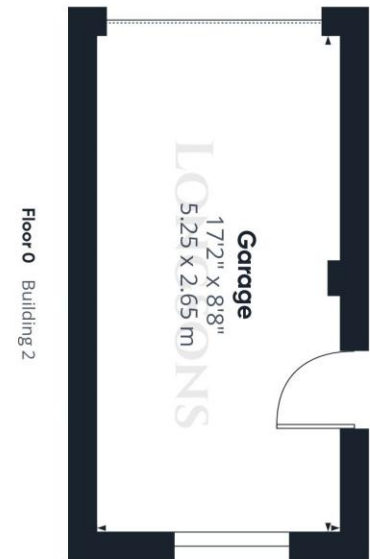
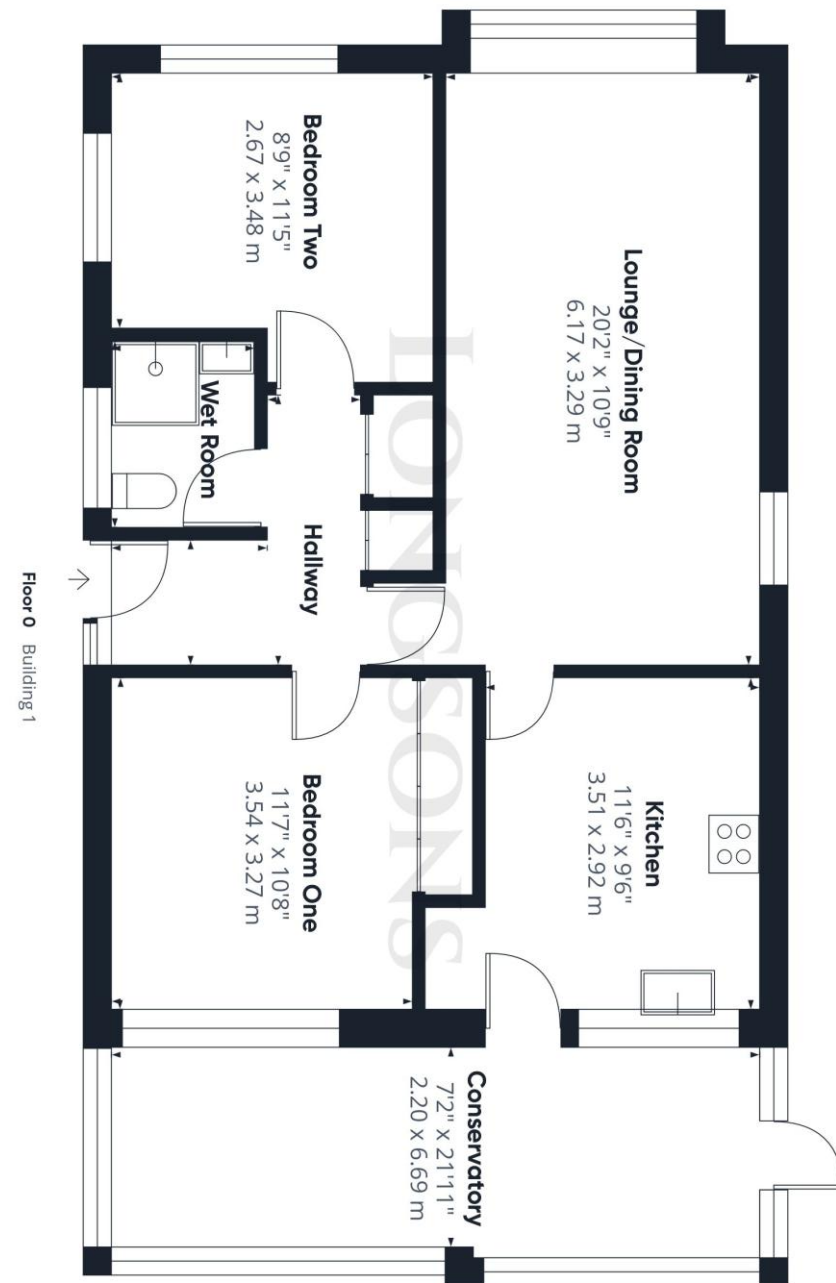




Sharman Avenue, Watton, Thetford, IP25 6EG

Two bedroom, detached bungalow backing onto far reaching fields to the rear conveniently situated within easy reach of Watton town centre. The property offers garage, gardens, conservatory, leased PV solar panels, gas central heating and UPVC double glazing.

Guide Price £240,000 - £250,000 Freehold





Garage
17'2" (5.23m) x 8'8" (2.64m)

Up and over door to front, UPVC double glazed window to rear, UPVC double glazed door to side opening to rear garden.

Outside Front

Driveway leading to garage providing ample parking, area laid to shingle with central established tree, hedge and chain fence to perimeter, outside light, second driveway leading to gated rear access providing more off-road parking with shingle and trees to borders, outside tap.

Rear Garden

Low maintenance rear garden with areas of artificial grass and shingle, plants to borders, wooden fence to perimeter, gated access to rear.

Agent's Note

EPC rating D61 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Two Bedroom Detached Bungalow
- Popular Location Backing onto Fields
- Garage, Gardens and Ample Parking
- Energy Efficiency Rating D61
- Gas Central Heating and UPVC Double Glazing
- Leased PV Panels

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.

Conveniently situated within easy reach of Watton town centre and backing onto countryside, Longsons are delighted to bring to the market this detached two bedroom bungalow. The property offers conservatory, garage, gardens, parking, gas central heating, leased PV solar panels and UPVC double glazing.

Viewing highly advised.

Briefly, the property offers hallway, lounge/dining room, kitchen, two bedrooms, wet room, conservatory, garage, gardens, parking, gas central heating, leased PV solar panels, and UPVC double glazing.

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

UPVC double glazed door to front with glazed side panel, loft access, radiator, two storage cupboards.

Lounge/Dining Room
20'2" (6.15m) x 10'9" (3.28m)

feature fireplace with inset gas stove, UPVC double glazed window to rear and side, two radiators.

Kitchen

11'6" (3.51m) x 9'6" (2.9m)
 Range of kitchen units to walls and floor, work surface over with one and a half bowl sink unit, mixer tap and

drainer, tiled splashback, fitted electric oven, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, pantry cupboard, tiles to floor, radiator, UPVC double glazed window to side, door leading to conservatory.

Conservatory
21'11" (6.68m) x 7'2" (2.18m)

UPVC double glazed conservatory with electric heaters for all year use, UPVC double glazed door leading to rear garden.

Bedroom One
17'7" (5.36m) x 10'8" (3.25m)

Fitted wardrobe, UPVC double glazed window to side, radiator.

Bedroom Two
11'5" (3.48m) x 8'9" (2.67m)

UPVC double glazed window to front, radiator.

Wet Room

Shower area with shower curtain, hand wash basin fitted within cabinet, WC, obscure glass UPVC double glazed window to front, towel radiator.

