



**Sharman Avenue, Watton Thetford IP25 6EG**

**welcome to**

**Sharman Avenue, Watton Thetford**

>>SPACIOUS THREE-BEDROOM BUNGALOW! Featuring an open-plan lounge/diner, bright conservatory, utility room, garage, driveway parking and a generous wrap-around garden, all in the heart of Watton.



**Entrance Porch**

Carpet flooring, UPVC double glazed door and window to the front aspect, Radiator

**Lounge/Diner**

Carpet flooring, Double glazed window to the front and side aspect, Radiators, Open plan layout, Sliding doors to the conservatory

**Kitchen**

Tiled flooring, Double glazed window to the front aspect, Radiator, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drainage, Inset eye-level double oven, 5 ring gas hob, Extractor hood, Space for slimline dishwasher and low-level fridge

**Utility Room**

Vinyl flooring, Double glazed window to the front and side aspect, Double glazed door to the rear aspect, Space for fridge freezer and washing machine

**Conservatory**

Tiled flooring, UPVC French doors to the rear aspect, Radiator

**Hallway**

Carpet flooring, Radiator, Loft access

**Bedroom One**

Carpet flooring, Double glazed window to the rear aspect, Radiator, Built-in double wardrobe

**Bedroom Two**

Carpet flooring, Double glazed window to the rear aspect, Built in double wardrobe

**Bedroom Three**

Carpet flooring, Double glazed window to the rear aspect, Radiator

**Bathroom**

Tiled flooring, Frosted double glazed window to the side aspect, Radiator, Panelled bath, Handwash basin, Shower cubicle

**Separate WC**

Vinyl flooring, Frosted single glazed window to the side aspect, Low-level WC

**Outside**

To the front of the property there is garden, laid to lawn and a driveway leading to the garage. To the rear of the property there is an L-shaped wrap-around garden with wooden shed.



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## Sharman Avenue, Watton Thetford

- Detached Bungalow
- Generous Open-Plan Lounge/Diner
- Garage
- Wrap-Around Gardens
- Bright Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



£299,999

Total floor area 125.4 m<sup>2</sup> (1,349 sq. ft.) approx  
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.property24.co.uk

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT107866 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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