

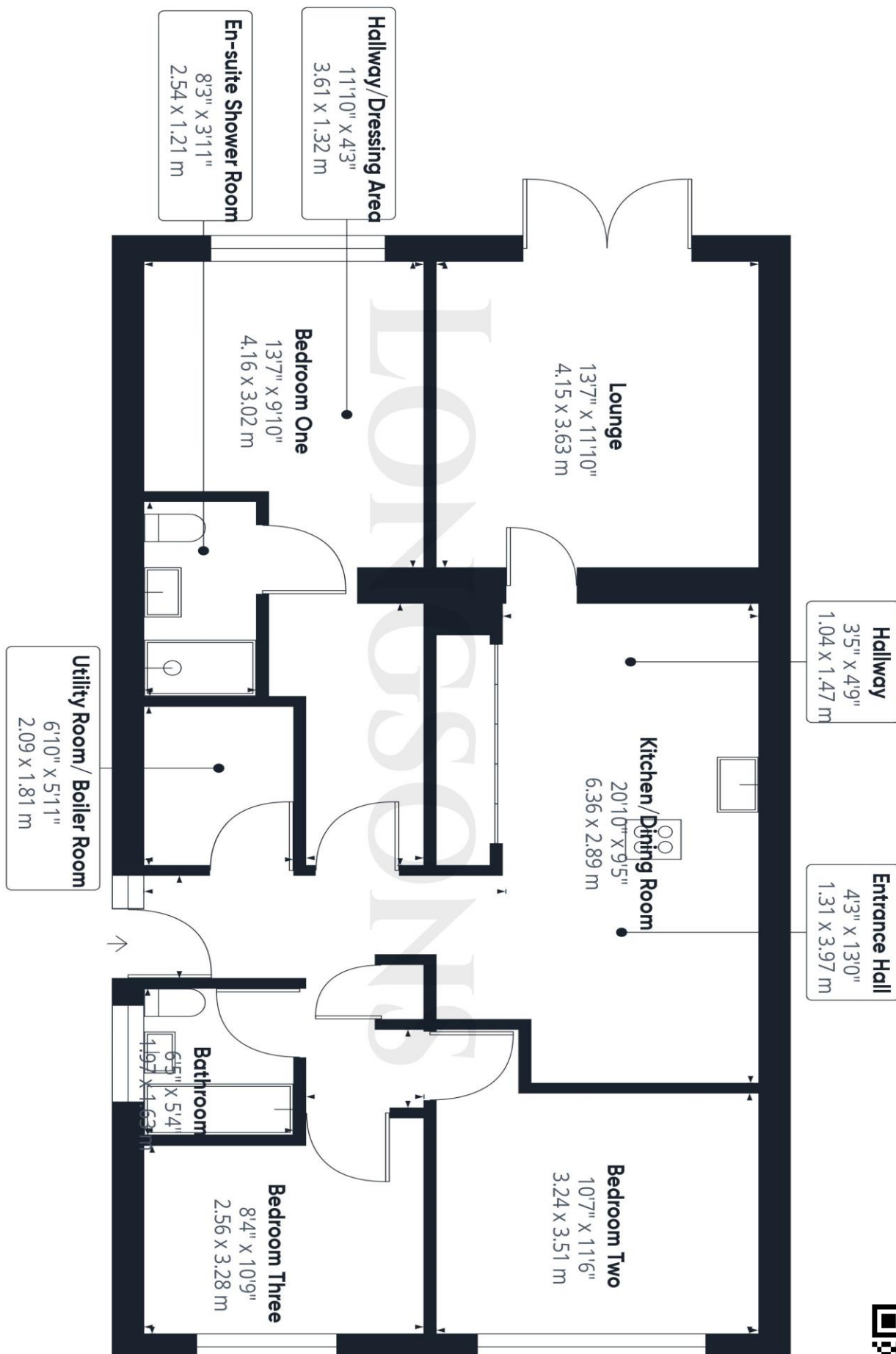


Sharman Avenue, Watton, Thetford, IP25 6ED

A very well presented, modernised detached three bedroom bungalow conveniently situated within easy reach of Watton town centre. This superb property offers en-suite shower room, kitchen/dining room, under floor heating throughout and solar PV panels.

CHAIN FREE!!

Guide Price £300,000 - £325,000 Freehold





CHAIN FREE!!

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this very well presented, modernised, extended three bedroom detached bungalow. This superb property offers en-suite shower room, kitchen/dining room with integrated appliances, under floor heating throughout, fresh air system, garage, ample parking, gardens, solar PV panels to help with utility bills and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, three bedrooms, en-suite shower room, bathroom, utility/boiler room, garage, parking, gardens, under floor heating 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

Composite double glazed entrance door to side aspect, built in storage cupboard, loft access, ceiling mounted fresh air system, opening through to kitchen/dining room.

Kitchen/Dining Room

20'10" (6.35m) x 9'5" (2.87m)

Modern fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, breakfast bar, integrated five ring Bosch hob with extractor hood over, integrated Bosch double electric oven, integrated dishwasher, integrated fridge/freezer, tiles to floor, two double glazed Velux windows to ceiling.

Lounge

13'7" (4.14m) x 11'10" (3.61m)

UPVC double glazed French doors opening to rear garden.

Utility/Boiler Room

Pressurised water cylinder, wall mounted gas boiler, solar PV panel controls, under floor heating controls, space and plumbing for washing machine, space for tumble dryer, work surface over, extractor fan.

Inner Hall/Dressing Area

Space for wardrobes.

Bedroom One

13'7" (4.14m) x 9'10" (3m)

UPVC double glazed window to rear aspect, door to en-suite shower room.

En-suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, tiled floor, extractor fan.

Bedroom Two

11'6" (3.51m) x 10'7" (3.23m)

UPVC double glazed window to front aspect.

Bedroom Three

10'9" (3.28m) x 8'4" (2.54m)

UPVC double glazed window to front aspect.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, extractor fan.

Garage

Remote controlled motorised main roller door to front aspect, UPVC double glazed entrance door opening to rear garden, electric power.

Outside Front

The front garden is laid to lawn with ornamental tree, driveway providing ample off road parking laid to shingle, gated access both sides to rear garden, outside tap.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed with electric power, external electric power socket, shrubs and plants to beds and borders, gated access both sides to front.

Agent's Notes

EPC rating 76C (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Modernised Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating C76
- En-suite Shower Room
- Under Floor Heating Throughout
- UPVC Double Glazing
- Garden, Garage + Ample Parking
- Solar PV Panels
- CHAIN FREE!!

