



5 Sharman Avenue, Watton

Guide Price £230,000 - £240,000

5 Sharman Avenue

Watton, Thetford

Step into effortless living with this charming detached bungalow in the heart of Watton — perfectly designed for those seeking comfort, convenience, and a touch of tranquility. Boasting a bright and spacious layout, a sunlit conservatory, and a large, beautifully maintained garden, this home offers a seamless blend of indoor and outdoor living. With two bedrooms, modern kitchen facilities, and ample parking including a garage and carport, it's the ideal retreat for downsizers or anyone wanting the ease of single-level living without compromise.

Location

Sharman Avenue is a residential street located in the charming market town of Watton, Norfolk, located in the heart of East Anglia. The avenue lies within easy walking distance of Watton's bustling town centre, offering convenient access to a variety of local shops including independent retailers, a supermarket, and several cafes and eateries that give the area a welcoming, community feel. Families living on Sharman Avenue benefit from proximity to Watton's educational facilities, with Watton Junior School and Watton Infant School just a short drive or bike ride away, ensuring quality primary education nearby.





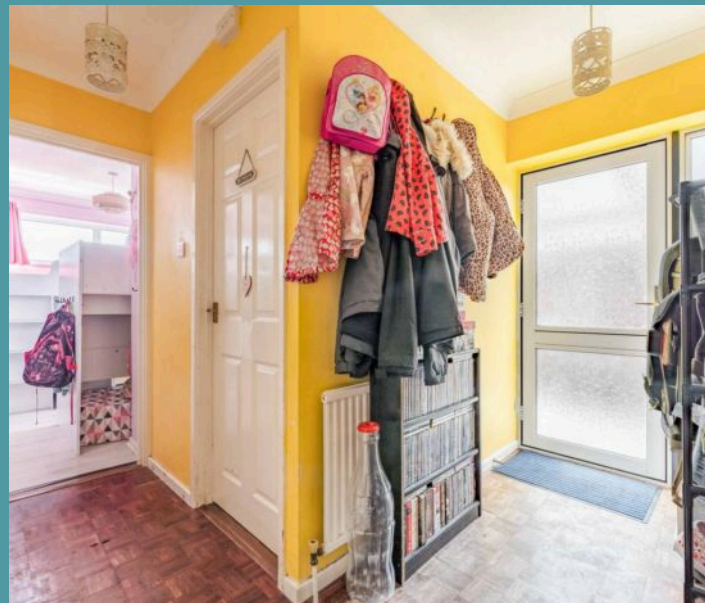
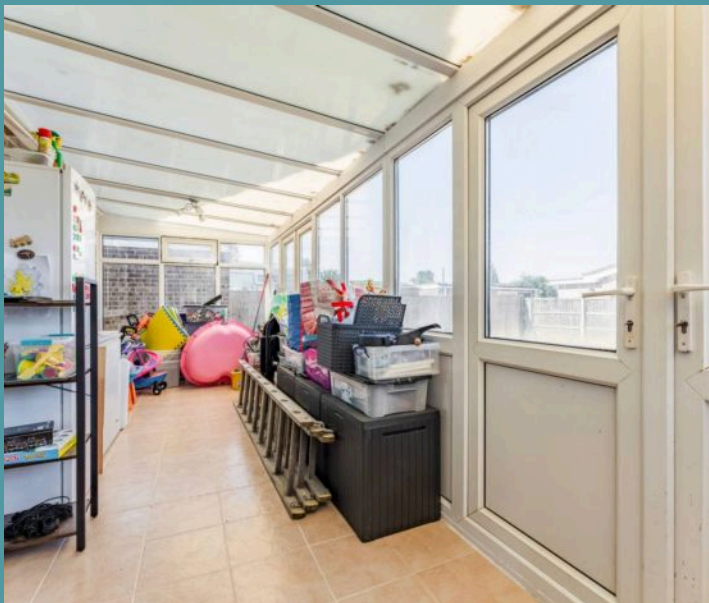
5 Sharman Avenue

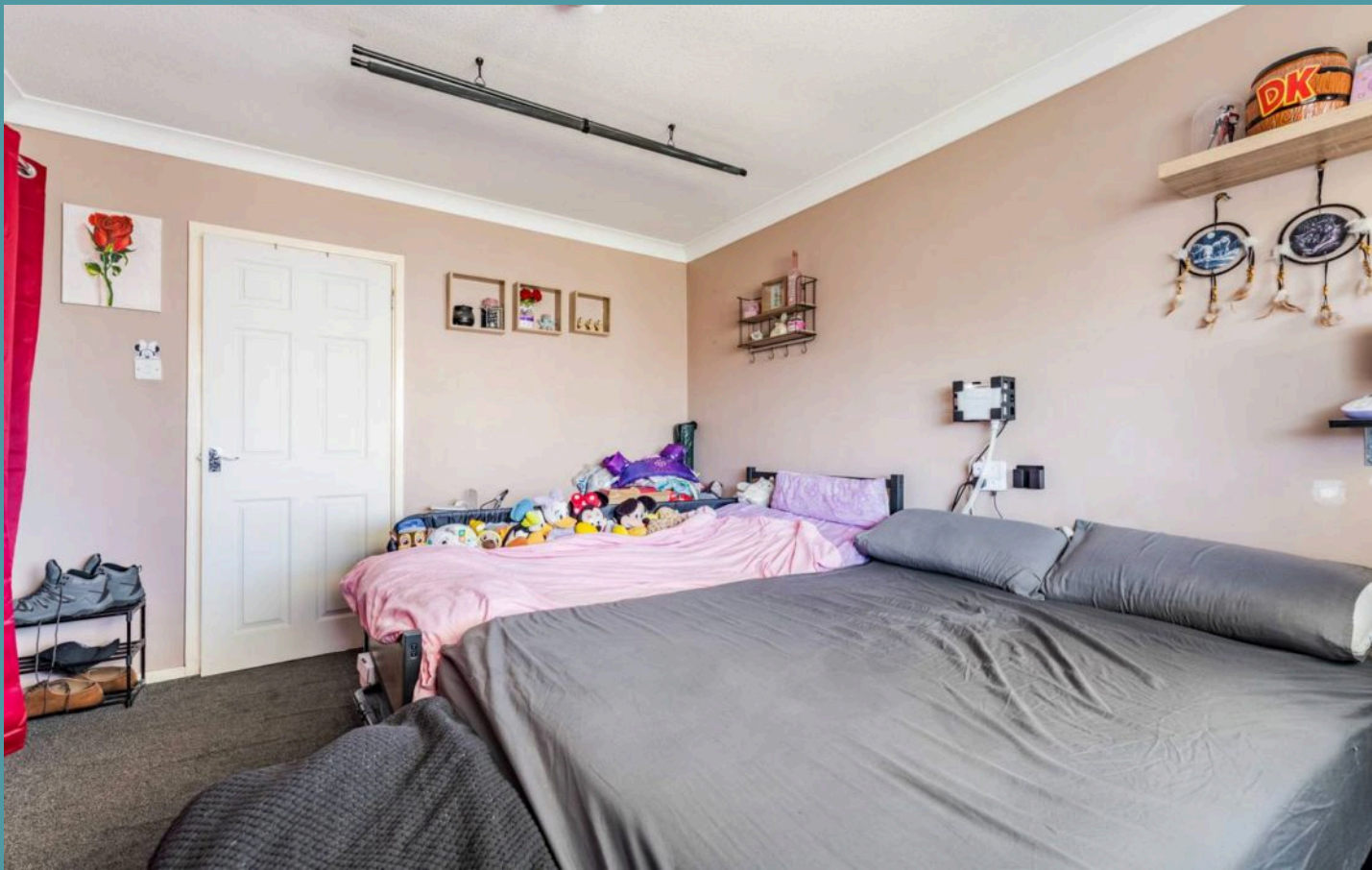
Watton, Thetford

For healthcare needs, residents can access Watton Health Centre, located centrally in the town, providing GP services and a pharmacy, with additional medical facilities available in nearby Thetford. Transport links are strong: Watton is served by regular bus routes connecting to Thetford, Dereham, and Norwich, facilitating easy commuting for work or leisure. The A1075 road runs close by, providing good car access to the A11, linking Watton to major regional hubs. Although Watton does not have its own railway station, Thetford station is just a 15-minute drive away, offering train services to Cambridge and Norwich, making Sharman Avenue a well-connected and convenient location within this vibrant market town.

Sharman Avenue

The spacious sitting room invites you to unwind and entertain, with ample room for relaxing evenings or lively gatherings with friends and family. Adjacent to this, the kitchen is both practical and stylish, featuring modern cabinetry, an integrated oven, and dedicated under-counter spaces for your appliances, making meal preparation a breeze.





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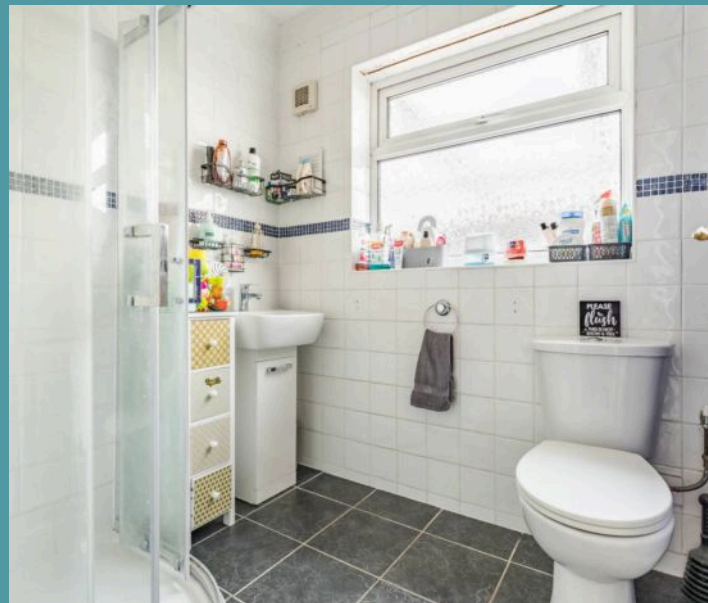
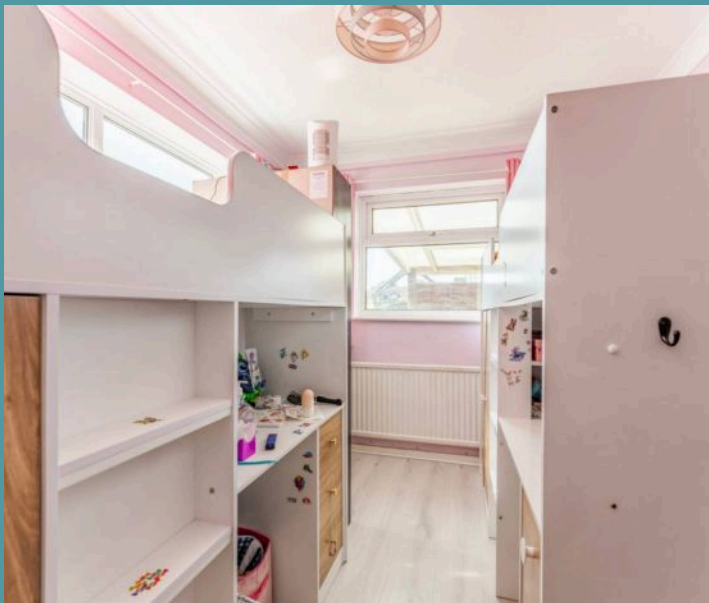
One of the true highlights of this home is the sun-filled conservatory, which seamlessly extends the living space and offers a quiet spot to enjoy the outdoors all year round. Whether you're sipping morning coffee bathed in natural light or curling up with a good book, this bright area adds a special dimension to everyday living.

The bungalow accommodates two comfortable bedrooms, providing rest and relaxation, alongside a well-appointed shower room that caters perfectly to the needs of a modern household.

Outside, the large, well-maintained garden is a private space where you can soak up the sun or host alfresco dining on the spacious patio. The laid to lawn offers plenty of room for gardening, play, or simply enjoying the fresh air. Convenience is key with a driveway providing off-road parking, leading to both a carport and a garage, ensuring ample space for vehicles and storage.

Agents note

Freehold





5 Sharman Avenue

Watton, Thetford

- Detached bungalow positioned in the market town of Watton
- Perfect for someone looking to downsize, or if you require a single-level layout
- Spacious sitting room inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven and under-counter areas for appliances
- Sun-lit conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Two bedrooms and a shower room
- A large and well-maintained garden, featuring a patio and a laid to lawn
- A driveway providing off-road parking, leading up to a carport and a garage
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
948 sq.ft. (88.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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