



3 Henrys Court, Watton

£180,000 Freehold

Guide Price: £180,000 - £200,000. This smartly presented two-bedroom semi-detached home offers a fantastic step onto the property ladder with stylish, easy-care living throughout. The bright lounge welcomes you in with plenty of natural light and a practical built-in storage cupboard. A sleek, well-equipped kitchen flows into a modern conservatory, creating a versatile space for dining or relaxing with garden views. Upstairs, both bedrooms are generously sized, with the main room featuring fitted storage and a calm, neutral finish. The bathroom has been upgraded with a contemporary suite, including a rainfall shower and useful built-in cabinetry. Outside, a landscaped rear garden, off-road parking, and energy-efficient features add even more appeal to this chain-free gem.

Council Tax band: A

Tenure: Freehold

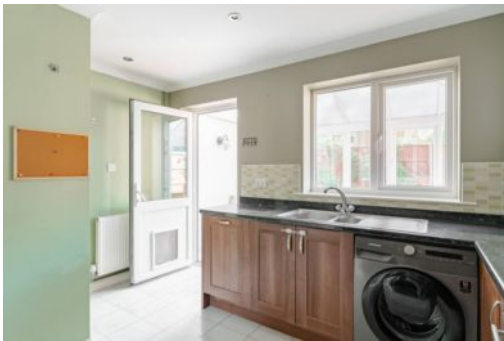
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The Location

Situated in Henrys Court in the charming market town of Watton. Located just a short walk from the town centre, residents can enjoy an array of local shops, supermarkets, cafes, and restaurants, catering to all daily needs. Families will appreciate the proximity to well-regarded schools, including Watton Primary School and Wayland Academy, both within easy reach. For those needing to commute, excellent transport links are on offer, with the B1108 providing direct routes to Norwich (approximately 23 miles away) and Thetford (around 15 miles away). Watton also benefits from reliable bus services connecting to neighbouring villages and towns.

Henrys Court, Watton

This well-presented two-bedroom semi-detached home delivers both charm and practicality, ideal for first-time buyers or those looking to downsize without compromise.

Tucked within a well-regarded residential development, the property offers a bright and spacious layout with a welcoming entrance leading into a stylish lounge area, enhanced by natural light from dual-aspect windows and complete with a handy built-in storage cupboard.

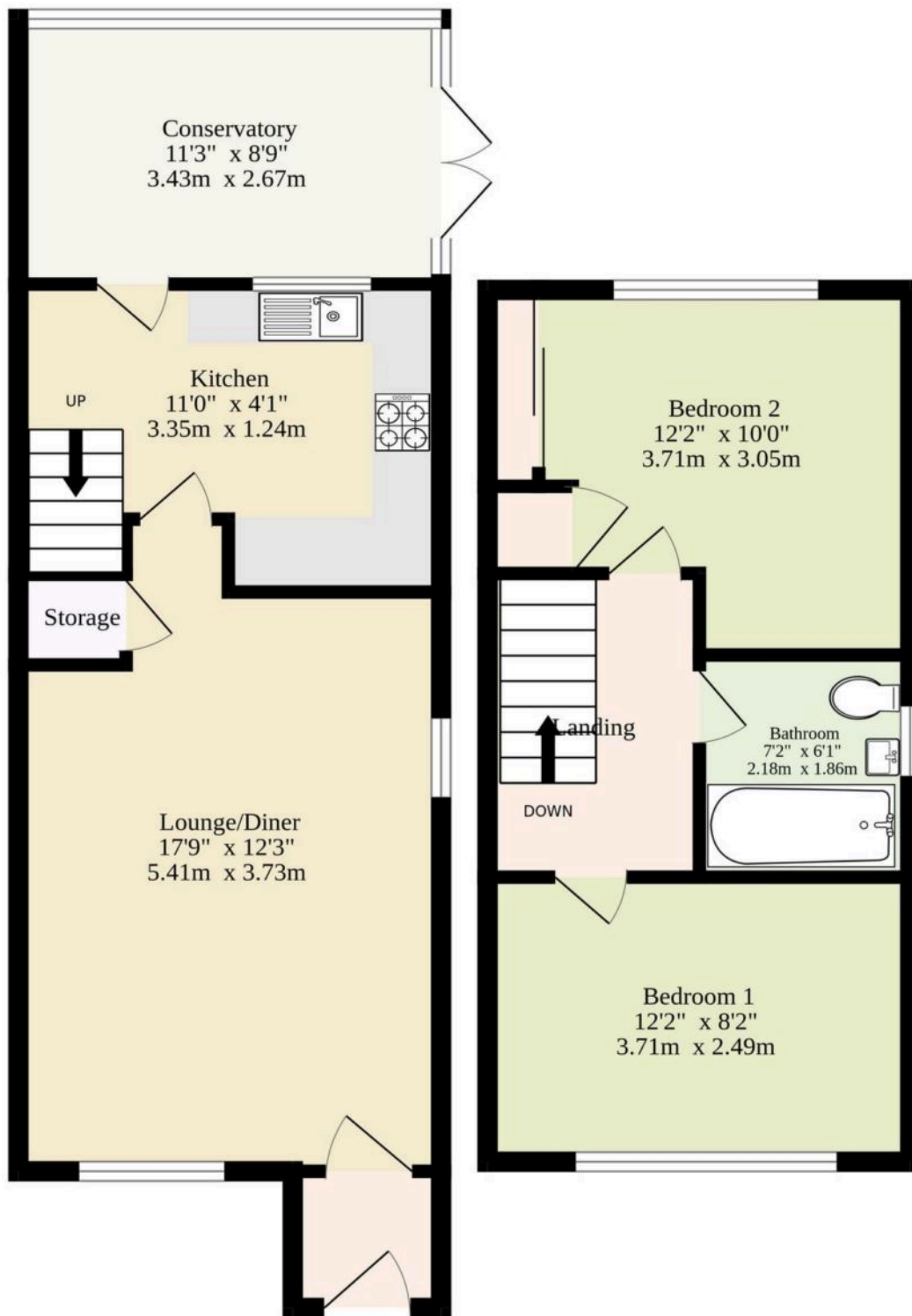
The heart of the home lies in the modern kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, and generous worktop space. A seamless connection to the conservatory at the rear adds valuable versatility — a perfect spot for dining, relaxing, or entertaining, all while overlooking the garden.

French doors open directly to the rear, allowing a natural indoor-outdoor flow and inviting the outdoors in throughout the seasons.



Ground Floor
373 sq.ft. (34.7 sq.m.) approx.

1st Floor
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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