



Introducing
Lancaster Avenue
Watton

SOWERBYS

Set on the outskirts of Watton, this stylish mid-terraced home is perfect for those seeking a blend of comfort and convenience. The contemporary beech-effect kitchen, with its black work surfaces and integrated oven with gas hob, is designed for effortless cooking. The light-filled living room, featuring soft beige carpeting and neutral tones, creates a warm and inviting space to relax and unwind. The downstairs is completed with an entrance hall, and cloakroom with WC. Upstairs, two well-proportioned bedrooms provide a peaceful retreat, with the main bedroom featuring built-in storage. The modern bathroom is finished with crisp white tiling and a fresh, bright aesthetic. Gas central heating and UPVC double glazing ensure warmth and efficiency all year round.

Outside, the enclosed rear garden offers a private outdoor escape, perfect for dining al fresco or enjoying a quiet moment in the fresh air. Two allocated parking spaces add to the convenience. Available from May 2025, this home is ready to offer a relaxed and easy lifestyle.

WATTON

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and

woodlands including Thetford Forest and Wayland Wood. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 10 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools. Thetford, Norwich and King's Lynn are all within an easy reach providing a wide choice of shopping and leisure venues. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

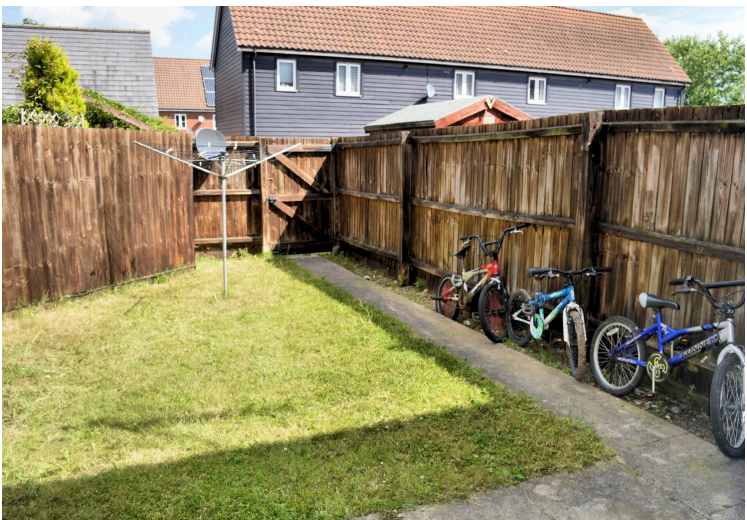
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: [///discloses.expose.engineers](https://www.what3words.com/#!/disco/loses/expose/engineers)

AGENT'S NOTES

- No Pets
- Gas Central Heating
- Available May 2025
- Unfurnished
- 12 Month Initial Tenancy



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

