



Introducing
113b Brandon Road
Watton

SOWERBYS

Upon entering the property prospective tenants are welcomed straight into the entrance hallway leading to all rooms on the ground floor. The modern high-gloss finish kitchen is inclusive of fridge freezer, dishwasher and electric oven/hob and extractor. The kitchen also has an abundance of worktop and cupboard space, perfect for food preparation. The open plan layout provides the perfect spot for dining and entertaining guests. French patio doors lead to the garden area and a separate utility room allows space for laundry appliances.

The sitting room within the property is of a generous size, comfortably with enough room for all desired contents and furnishings. To finish the ground floor accommodation there is a cloakroom with WC and wash-basin.

Stairs from the entrance hallway lead to the first floor accommodation which is home to all three bedrooms as well as the family bathroom. The main and second bedroom within the property are both double rooms and will fit all desired contents/furnishings. The third bedroom is a single room but would also make the perfect office/study given the new normal of working from home! The family bathroom is finished with a bath with shower over, washbasin and WC.

Externally the property has a private wraparound, rear garden which is fully enclosed and laid mainly to lawn with a small patio area. A shared shingle driveway leads to the front of the property, which also is shingled for low maintenance, and allows for ample off-road parking.

The property is fired by electric heating, has double glazing throughout and is available in May!

WATTON

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery,

chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.

AGENTS NOTES

No Pets

Unfurnished

Available May 2025

Electric Radiator Heating

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. 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: ///narrating.nightfall.invents



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.



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