



Introducing
111 Brandon Road
Watton

SOWERBYS

Upon arrival, prospective tenants are welcomed in to the entrance hall porch which leads to the ground floor accommodation. The cosy sitting room boasts adequate dimensions for all traditional contents/furnishings and is complete with an operational wood burner. Neighbouring the kitchen, prospective tenants will find the modern fitted kitchen, home to an abundance of worktop and cupboard units. The kitchen is equipped with an integral gas hob and electric cooker. Completing the ground floor accommodation is the cloakroom, comprising a shower cubicle, wash basin, WC and dual wall mounted cupboards.

Stairs located in the kitchen lead prospective tenants to the first floor accommodation, home to the two bedrooms. The principal bedroom is a spacious double room allowing for all desired contents and furnishings. The second bedroom is a generous single room which could be utilised as a dressing room or office/study.

Externally the property benefits from a large outhouse providing plumbing for a washing machine and space for a fridge freezer, in addition to any further white goods. Beyond the outhouse is an extensive enclosed garden featuring turf and patio areas. A gravel driveway leads to the front of the property with allocated parking for one vehicle.

The cottage is available on an initial 12 month tenancy.

WATTON

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery. 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.

The thriving historic market town of Swaffham is situated approximately 11 miles away. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

AGENTS NOTES

No Pets
No Smoking
Unfurnished
Gas Central Heating
12 Month Initial Tenancy

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: [///chestnuts.cape.fleet](https://www.what3words.com/?q=chestnuts.cape.fleet)



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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