



19 Halton Road
Watton

SOWERBYS

This spacious two bedroom mid-terrace house is positioned on the edge of the popular semi-rural village of Carbrooke. The property is located within Beechtree Park Estate, formerly MOD housing. This established area offers shops and amenities within walking distance and enjoys a larger than average rear garden and secure gated parking to the front. Available end of June for a minimum 12 month tenancy.

The property is approached from Halton Road, leading onto a shingled driveway through dual five bar wooden gates, providing secure parking. Entering the home into a hallway, there is storage and access into the kitchen/diner.

The kitchen is fitted with modern wall and base units, along with an original storage cupboard. In addition, there is space for a washing machine and dishwasher, complemented by a fitted wall mounted double electric oven and ceramic hobs. The living room enjoys views overlooking the garden and grants access to the rear hall and stairs to the first floor landing.

Upstairs has two double bedrooms, both have fitted storage, along with a fitted bathroom with an overhead electric shower. The property has uPVC double glazed windows and is fuelled by electric heating and an immersion system for hot water.

To the rear of the property enjoys a larger than average garden, consisting of a patio, laid to lawn garden which leads to a storage shed and is enclosed by a mixture of panelled fencing and established hedging. In addition, there is pedestrian gated access to the side.

The property has electric heating, has double glaze UPVC throughout and is available now!

CARBROOKE

Carbrooke is surrounded by beautiful Norfolk countryside and

woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Watton, which is approximately 3 miles away, 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. 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 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.

AGENTS NOTE

Unfurnished.

No smokers.

Pets by negotiation.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. 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: ///dazzling.squeaking.shuttered.



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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