



Blenheim Way,
Watton

SOWERBYS

Upon entering the property, prospective tenants are welcomed into the entrance hallway which provides access to the ground floor accommodation. The modern fitted kitchen boasts an abundance of both cupboards/worktop space and provide designated space for a washing machine, fridge freezer and hob. The sitting room/dining room provides enough space for all traditional sitting and dining contents/furnishings with an understairs storage cupboard. Stairs located in the entrance hall lead to the first-floor accommodation, which is home to both bedrooms and the family bathroom. The primary bedroom within the property is a comfortable double room with space for all desired contents and furnishings. The second bedroom is a generous bedroom which could alternatively be utilised as an office/study for those working from home and has a storage cupboard above the staircase. To finish the first-floor accommodation, prospective tenants will find the family bathroom - featuring a bath with shower over, wash basin and WC.

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.

AGENTS NOTES

No smoking

Pets by negotiations

Must be in full time employment or have sufficient means

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: [///consented.atlas.slams](https://www.what3words.com/consented-atlas-slams)



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

