



High Street,  
Watton

**SOWERBYS**

Showcasing a high specification finish, this brand new ground floor studio apartment enjoys a central location within the thriving Watton town centre. In brief the accommodation comprises an open plan living space home to a modern fitted kitchen featuring an integral electric oven/hob with space for a washing machine and fridge freezer. The remaining open plan area offers adequate dimensions for all traditional sitting and bedroom contents/furnishings.

The bathroom within the apartment features a bath, wash basin and WC.

The apartment is available now 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'.

#### **AGENT'S NOTE**

No pets

No smokers.

Unfurnished.

Electric heating.

12 month minimum tenancy

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 - ///anthems.tucked.surreal



# 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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