



Introducing  
Brandon Road  
Threxton

**SOWERBYS**

Upon arrival to the cottage, prospective tenants are immediately welcomed into an entrance hall which leads to the well proportioned ground floor accommodation. Home to an abundance of both cupboard and worktop units, the modern fitted kitchen has space ready for all traditional white goods. The open-plan dining area provides the ideal spot for both reception and entertainment throughout all times of the day. Flooded in natural light, the cosy sitting room, enjoying a picturesque countryside aspect, will be perfect for relaxing during the upcoming autumnal months.

Stairs in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

The primary bedroom within the cottage is a spacious double room boasting versatile dimensions for all traditional furnishings. The second bedroom, another comfortable double room enjoys a countryside aspect. The third bedroom is a single room which could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms, the main bathroom comprises an electric shower over bath, a wash basin and WC.

Externally, the cottage is approached via a gravel driveway providing parking for up to four vehicles. The private enclosed garden features a low maintenance lawn, a generous patio area, brick built outhouse and an array of mature shrubbery.

Available now on an initial 12 month tenancy.

### THREXTON

Nestled in the heart of the Brecks in Norfolk, Threxton is a small, quietly charming village located about 8 miles south-east of Swaffham and just 1 mile west of the market town of 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.

Combining historic interest, a scenic rural location, and proximity to services, Threxton is a quietly appealing corner of Norfolk for those who appreciate country living.

### COUNCIL TAX

Band B.

### LOCATION

What3words: ///stuns.carpeted.shark

### AGENT'S NOTES

No Pets

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

### ENERGY EFFICIENCY RATING

D. 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.



# 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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