



Introducing  
75b Norwich Road  
Watton

**SOWERBYS**

Upon entering the property, prospective tenants are welcomed straight into the entrance hallway providing access to all accommodation. The fitted kitchen boasts an abundance of worktop space and is inclusive of an electric cooker with additional space for both a washing machine and fridge/freezer. The sitting room within the flat is of impressive dimensions, comfortably with enough space for all desired sitting room contents/furnishings as well as a dining table.

The first of the two bedrooms is a large double room, again boasting enough space for all typical bedroom contents and furnishings. The second bedroom has impressive dimensions and would be perfect as a guest room or alternatively would be ideal for use as an office/study for those working from home. To finish the internal accommodation, the family bathroom is complete with shower over bath, washbasin and WC.

Externally the property has allocated off road parking for one vehicle and is within walking distance of the town centre. The property has electric heating and double glazed UPVC throughout.

#### **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 Pets  
Unfurnished  
Available May 2025  
12 Month Initial Tenancy  
Electric Storage Heating

#### **COUNCIL TAX**

Band A.

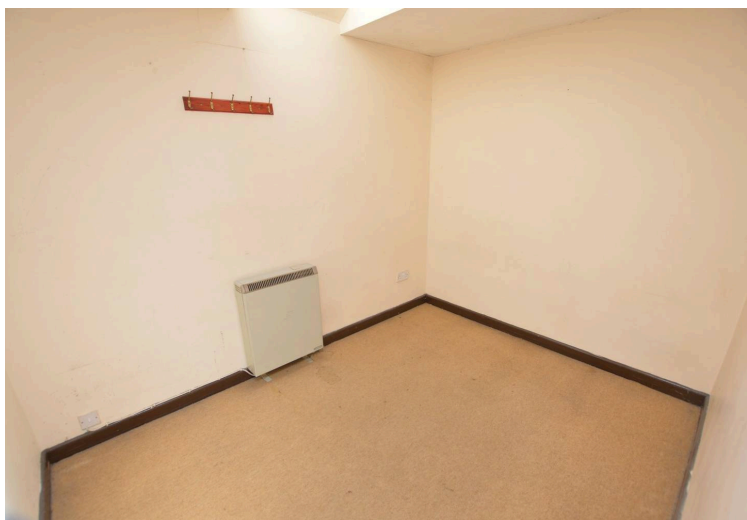
#### **ENERGY EFFICIENCY RATING**

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.

#### **LOCATION**

What3words: [///intensely.spines.numeral](https://www.what3words.com/#!/intensely.spines.numeral)



# 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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