



Introducing  
4 Newall Avenue  
Watton

**SOWERBYS**

This well presented two bedroom end terraced property is located within striking distance of the bustling Watton town centre. In brief, the property comprises a spacious sitting room, modern fitted kitchen/diner, two double bedrooms and a family bathroom. Available now for an initial 12 month tenancy!

Upon entering the property prospective tenants are welcomed straight in to the sitting room, boasting impressive dimensions with space for all desired sitting room contents and furnishings. The modern fitted kitchen/diner is inclusive of an electric oven/hob and has an abundance of both cupboard and worktop space with plumbing ready for a washing machine and multiple electric points for a fridge freezer.

Stairs located in the entrance porch lead prospective tenants to the first floor accommodation which is home to two double bedrooms and family bathroom. The primary bedroom is a large double room with space for all desired contents/furnishings and is complete with a fitted cupboard. The second bedroom is again comfortably a double room and could alternatively be converted into an office/study space for those working from home. To finish the internal accommodation, prospective tenants will find the family bathroom finished with a shower over bath, wash basin and WC.

Externally, the property benefits from a private enclosed hard landscape garden featuring a wood structure storage shed. To the rear of the property prospective tenants will find two allocated parking spaces along with ample on street parking.

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

## **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.

## **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: ///showering.fidelity.overhead

## **AGENT'S NOTES**

No Pets

Electric Storage Heating

Available April 2025

Unfurnished

12 Month Initial Tenancy



# SOWERBYS

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organising and participating in events throughout 2025,  
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