



Introducing
Fleming Court, Watton

SOWERBYS

Upon arrival, prospective tenants are welcomed into an entrance hall that leads through to the well-appointed, single-storey accommodation.

The fitted kitchen offers an abundance of cupboard and worktop space, making it ideal for those who enjoy cooking. It is equipped with an integrated electric oven and hob, with allocated space for a fridge freezer, dishwasher and washing machine.

Flooded with natural light, the cosy sitting room provides versatile proportions to accommodate all traditional furnishings and is perfectly suited for both relaxation and entertaining throughout the day.

The principal bedroom overlooks the private, enclosed garden and is a generously sized double, allowing for all desired furnishings. The second bedroom is a comfortable single room that could alternatively be used as a home office or study, ideal for those working remotely. Completing the accommodation, the modern bathroom features a walk-in shower, wash basin, WC and a heated towel rail.

Externally, a neighbouring driveway offers parking for up to three vehicles and leads to a single garage with an electric supply. The beautifully landscaped, private garden includes a generous patio area, a low-maintenance lawn and an attractive selection of mature shrubs.

The property is available now on an initial 12-month tenancy.

WATTON

Watton is a thriving and well-regarded Norfolk market town, offering an excellent range of amenities to suit everyday living. The town benefits from a selection of independent shops and national retailers, cafés, restaurants and leisure facilities, along with both primary and secondary schooling and essential healthcare services.

Surrounded by picturesque countryside yet well connected, Watton enjoys convenient access to Thetford, Norwich and the A11, making it an ideal location for those seeking a balance of rural charm and modern convenience.

AGENTS NOTE

No Pets

Gas Central Heating

Available Now

12 Month Initial Tenancy

COUNCIL TAX

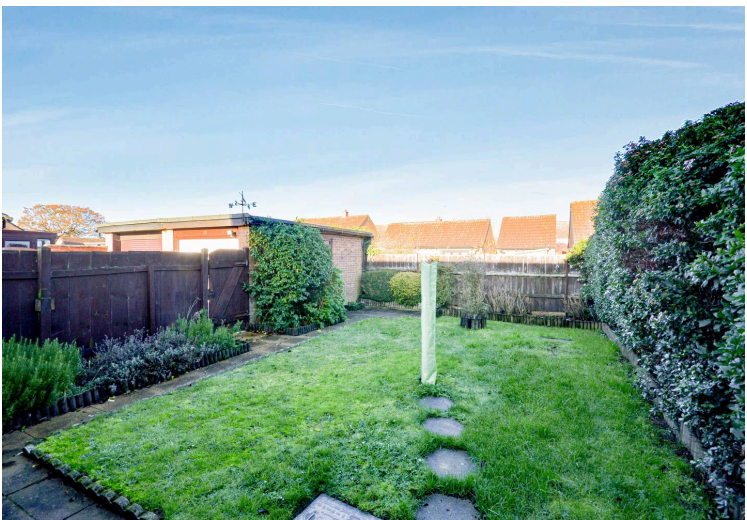
Band C.

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 – [///lodge.dorms.wicked](https://lodge.dorms.wicked)



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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