



48 Brandon Road, Watton

Thetford



Minors & Brady

48 Brandon Road

Watton, Thetford

Discover the charm and comfort of life in Watton with this character-filled semi-detached cottage, offering the perfect blend of tradition and modern living. From the welcoming sitting room centred around a classic cast iron fireplace to the inviting dining room framed by an elegant arched opening, every space encourages relaxation and connection. The newly fitted Navy kitchen combines style and practicality with integrated appliances, while upstairs, exposed wooden beams and built-in storage bring warmth and functionality to three well-proportioned bedrooms and a convenient WC. Outside, a generous private garden awaits, featuring a sunny patio, a maintained lawn, established beds, and an apple tree, alongside a timber shed and separate utility room. With off-street parking and a location in a vibrant Norfolk market town, this home is ready to offer both comfort and character in equal measure.





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- Semi-detached cottage positioned in Norfolk market town of Watton
- Perfect choice for first time buyers, small families or investors!
- Sitting room accentuated by a traditional cast iron fireplace, inviting relaxation and entertaining
- Arched opening into a dining room, encouraging intimate family meals and gatherings
- Newly fitted kitchen equipped with stylish Navy cabinetry, an integrated oven, a fridge/freezer and plumbing for your washing machine
- Ground floor modern bathroom, comprising of a newly fitted three-piece suite
- Three off-landing bedrooms complemented by built-in storage and a convenient WC
- A private, extensive garden featuring a patio for seating arrangements, a laid to lawn, established beds, an apple tree and a timber storage shed
- Parking available



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Location

Brandon Road lies on the western approach to the Norfolk market town of Watton, combining a peaceful residential setting with easy access to everyday amenities. Within a short walk you'll find Watton Junior School, and nearby nursery and infant provision, with Wayland Academy just across town for secondary education. The High Street, less than ten minutes on foot, offers a blend of independent shops, cafés, takeaways, small supermarkets, and regular market days that give Watton its lively community atmosphere. Larger grocery options, including a national chain supermarket, are located towards the edge of town for weekly shopping.

Healthcare needs are served by the local GP surgery and dental practice, with pharmacies available in the town centre; more comprehensive hospital services are found in nearby Swaffham or Norwich. Public transport is convenient, with bus services connecting Watton to Dereham, Swaffham, Thetford, and Norwich, while the A1075 and surrounding road network provide straightforward car access to the wider county. Brandon Road's location offers residents the best of both worlds, a quiet, friendly neighbourhood with schools, shops, and services all within easy reach.



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From the moment you step inside, the sitting room invites you to unwind by its traditional cast iron fireplace, creating a warm and welcoming atmosphere perfect for relaxing evenings or casual entertaining. The arched opening flows seamlessly into the dining room, a cosy space designed to encourage intimate family meals and memorable gatherings.

The heart of the home is the newly fitted kitchen, where stylish Navy cabinetry blends effortlessly with modern convenience. Equipped with an integrated oven, a fridge/freezer, and plumbing ready for your washing machine, it's a practical and attractive space for daily cooking and preparation. Through the inner hallway, the ground floor flaunts a contemporary bathroom featuring a newly fitted three-piece suite, accommodating all residents in the household.

Upstairs, exposed wooden beams run throughout the first floor, adding rustic charm and character to three inviting bedrooms. Each bedroom is thoughtfully complemented by built-in storage, helping to keep the space organised and clutter-free, alongside a convenient WC to serve the upper level.



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Outside, the private and extensive garden is thoughtfully sectioned to maximise usability and enjoyment. A paved patio offers the perfect setting for outdoor seating and socialising, while the laid-to-lawn area and established beds provide a vibrant splash of greenery and seasonal colour. An apple tree adds a touch of nature's bounty, and a timber storage shed ensures practical space for gardening tools and equipment. A handy utility room, accessible from the garden, offers additional storage and space for laundry appliances, making household chores more manageable.

Agents note

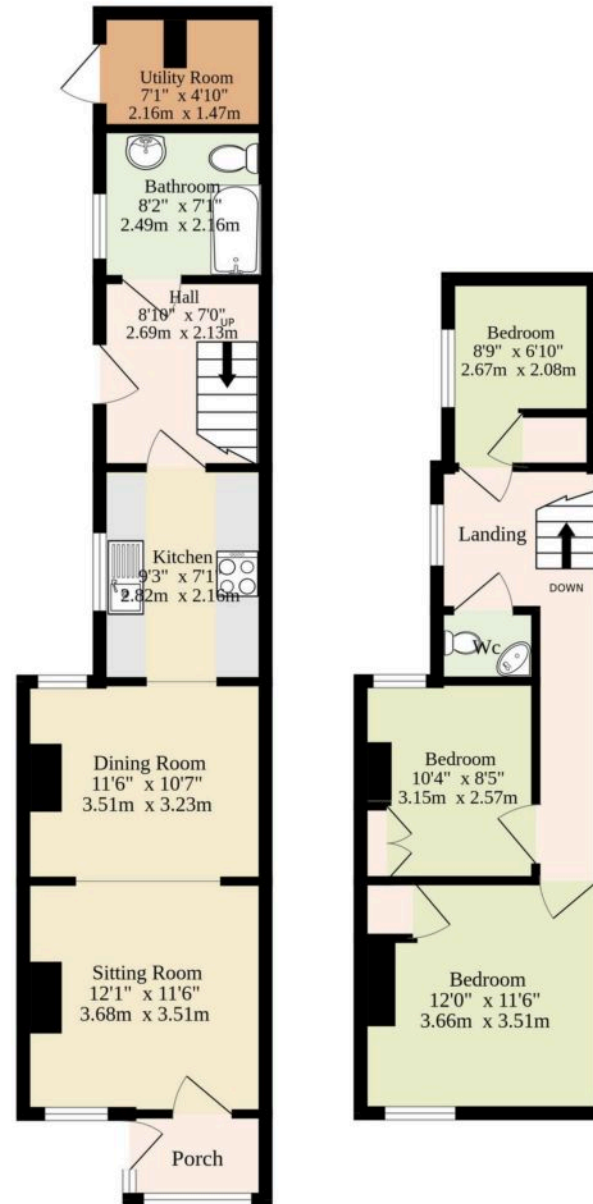
Freehold



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Ground Floor
494 sq.ft. (45.9 sq.m.) approx.

1st Floor
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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