



1 Adcock Road, Watton

Thetford



Minors & Brady

1 Adcock Road

Watton, Thetford

Tucked away on a generous corner plot, this Bennett Homes property is a hidden gem in the heart of Watton. Built in 2019, it boasts a contemporary design with high-quality finishes and the reassurance of an NHBC warranty until 2029. Inside, a welcoming hallway leads to a convenient cloakroom, a spacious sitting room, and a light-filled open-plan kitchen and dining area with integrated appliances. Upstairs, four double bedrooms provide ample space for family life, including a master suite with a private en-suite and a stylish family bathroom. The south-facing garden has been thoughtfully landscaped, featuring a decked pergola area and mature planting, offering superb privacy and no overlooking neighbours. Its large plot and secluded position make the outside space a true extension of the home, perfect for relaxation or entertaining. Combining modern living, generous accommodation, and a tranquil setting, this home is an exceptional family opportunity.

- Modern detached family home built by Bennett Homes in 2019
- Balance of NHBC warranty remaining until 2029
- Generous corner plot with exceptionally large, private gardens
- South-facing landscaped rear garden with decked pergola area
- Welcoming hallway leading to a convenient cloakroom/WC
- Spacious sitting room with feature fireplace
- Open-plan kitchen and dining area with integrated appliances and semi-island
- Four double bedrooms, including a master with en-suite shower room
- Stylish family bathroom
- No overlooking neighbours, offering a high degree of privacy and seclusion



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The Location

Watton is a traditional Norfolk market town with a welcoming community feel and a wide range of local amenities. Surrounded by beautiful countryside, it offers the perfect balance between rural charm and everyday convenience.

The town is well-served with independent shops, supermarkets, pubs, cafés, and restaurants, along with essential services such as schools, healthcare, and a weekly market. For families, there are schools for all ages nearby, and for those who enjoy the outdoors, Watton is ideally positioned with easy access to scenic walks, open fields, and nature trails.

Located around 25 miles from Norwich and 15 miles from Thetford, Watton offers excellent links to larger towns and cities while retaining its peaceful, small-town atmosphere. Regular bus services and road connections make travel across the county simple, whether commuting or exploring the wider region.

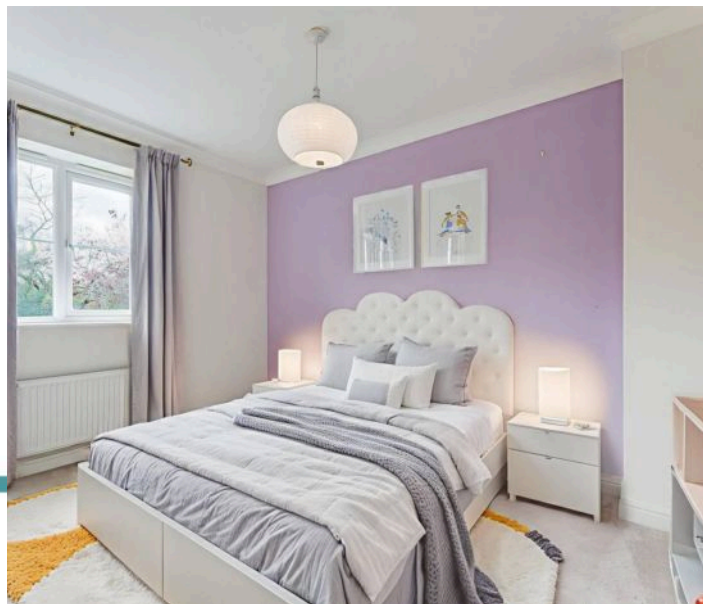
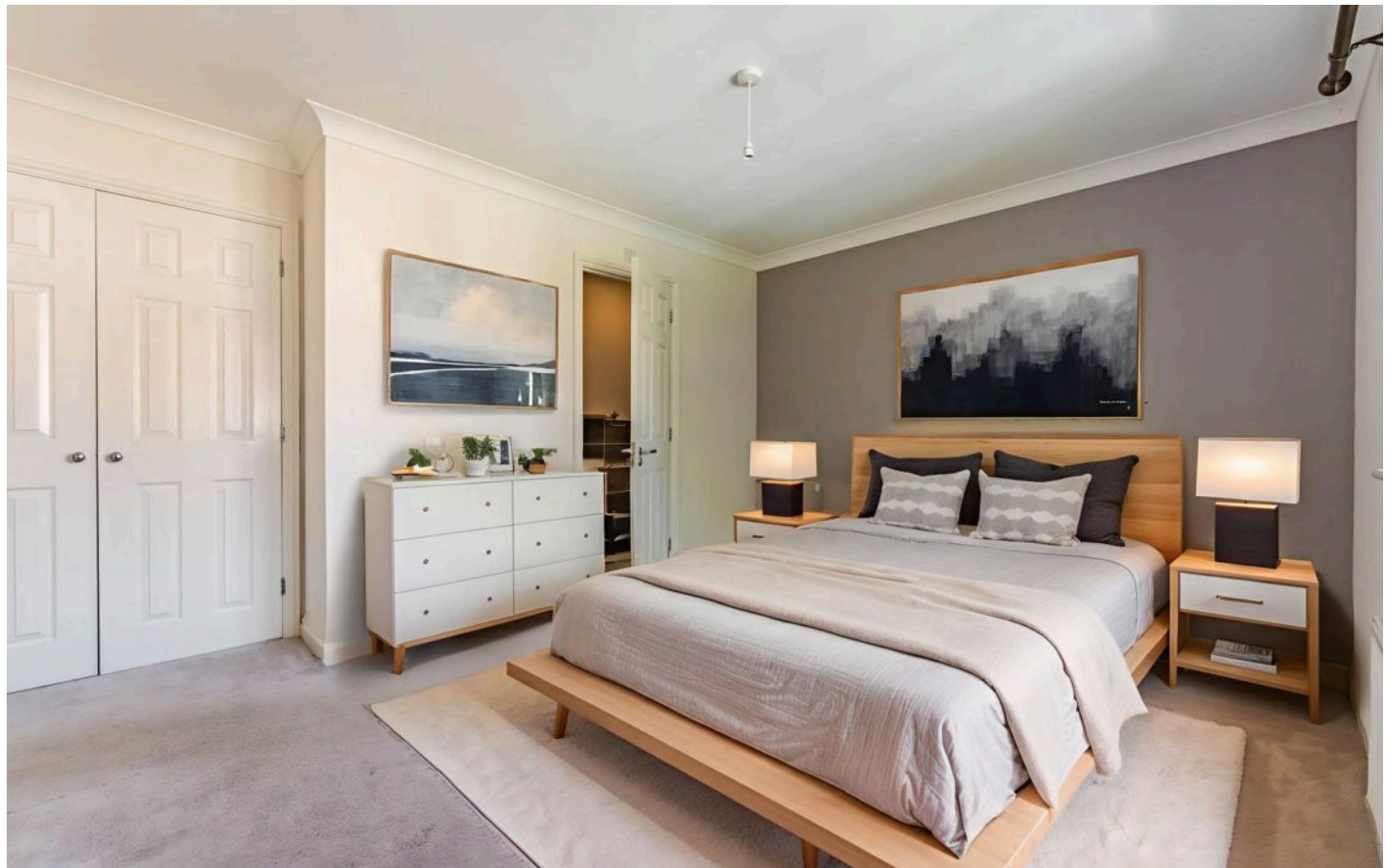
Whether you're looking to settle down, raise a family, or enjoy a slower pace of life, Watton is a fantastic place to call home — combining countryside surroundings with a strong sense of community and convenience.

Agents Note

Sold Freehold

Connected to all mains services.

Maintenance:£128.99 paid annually



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Adcock Road, Watton

This beautifully presented detached family home, built in 2019 by Bennett Homes, offers a perfect blend of contemporary style and practical family living. With the remaining NHBC warranty until 2029, this property provides reassurance and a modern, high-quality finish throughout.

The ground floor features a welcoming hallway leading to a convenient cloakroom/WC, a spacious sitting room, and a stunning open-plan kitchen and dining area. The kitchen is thoughtfully designed with integrated appliances and a semi-island, creating a bright, sociable space ideal for both daily family life and entertaining guests.

Upstairs, there are four generous double bedrooms, including a master suite with a private en-suite shower room, complemented by a stylish family bathroom. Each room benefits from a light, airy feel, offering comfort and practicality for a growing family.

One of the standout features of this home is its exceptionally large corner plot. The outside space has been carefully landscaped to provide a private, south-facing garden with a decked pergola area—perfect for outdoor dining or relaxation. The garden is super private, surrounded by mature planting and positioned so that there are no overlooking neighbours, giving a sense of seclusion rarely found in modern developments.

This property perfectly combines stylish interiors, spacious accommodation, and an impressive, private garden, making it a wonderful family home.

Connected to all mains services.

Maintenance: £128.99 paid annually

Council Tax band: D

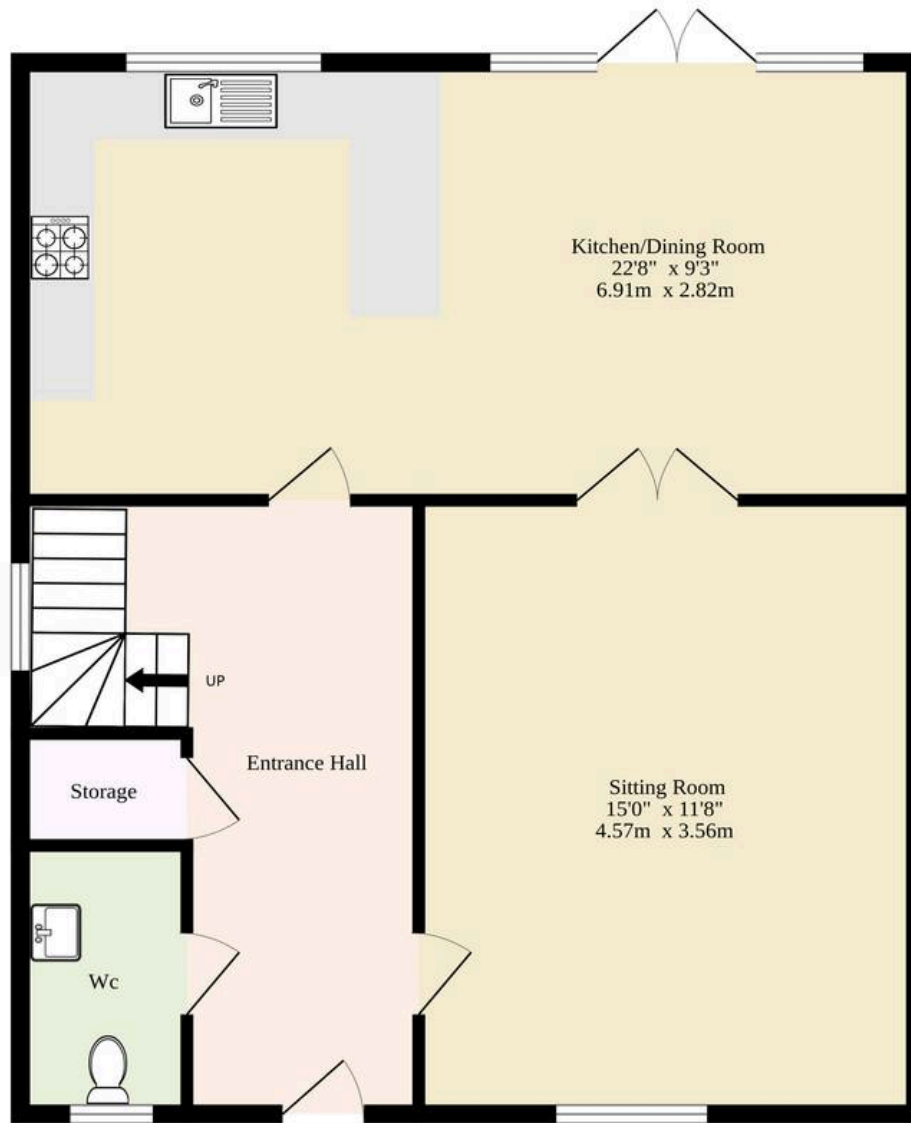
Tenure: Freehold

EPC Energy Efficiency Rating: B

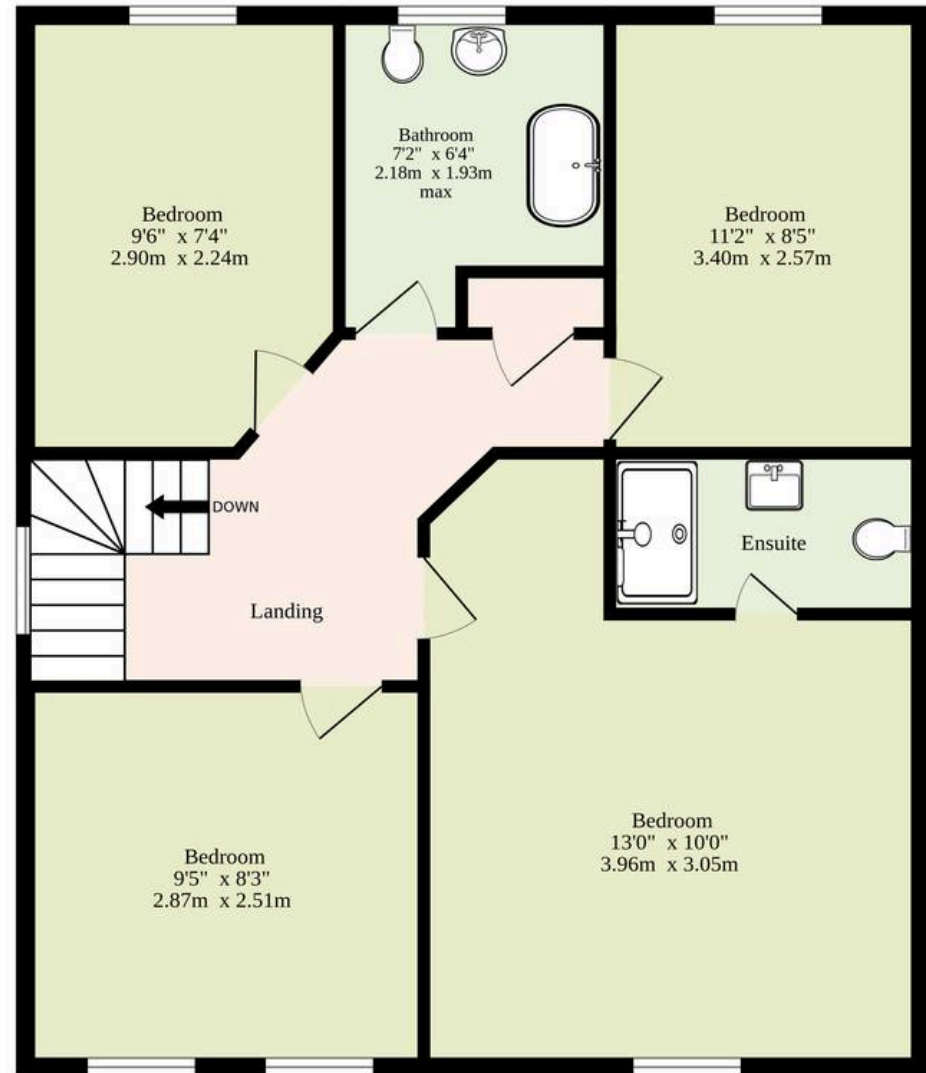
EPC Environmental Impact Rating: B



Ground Floor
513 sq.ft. (47.7 sq.m.) approx.



1st Floor
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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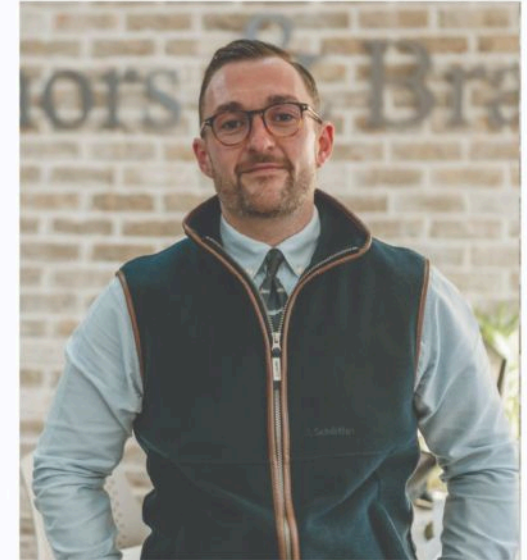
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Minors & Brady
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