



13 Pingo Road, Watton

Thetford



Minors & Brady

13 Pingo Road

Watton, Thetford

Perfectly positioned on the edge of the well-served market town of Watton, this modern detached home by the renowned Hopkins Homes offers contemporary living with comfort and style throughout. A bright lounge opens onto the kitchen and dining area, where sleek, gloss-cabinetry, integrated appliances, and French doors create a welcoming space for everyday life and entertaining. Upstairs, three well-sized bedrooms include a principal suite with fitted wardrobes and a modern en suite, complemented by a stylish family bathroom and a convenient ground-floor WC. Outside, the enclosed rear garden offers a private setting with a patio and lawn, while the driveway, carport, and garage, equipped with power, lighting, and rear access, add valuable practicality. Surrounded by supermarkets, cafés, schools, and green spaces including Watton Sports Centre and the historic Wayland Wood, the location combines community charm with modern convenience.

Location

Pingo Road is located in the well-served market town of Watton, offering a friendly community atmosphere and a wide range of traditional amenities, including supermarkets, local shops, cafés, a post office, doctors' surgery, chemist, and both primary and secondary schools. The town benefits from a weekly market and several parks and green spaces, with Watton Sports Centre providing a fitness suite, all-weather courts, and indoor facilities for badminton, squash, and snooker. Richmond Park Golf Club offers an 18-hole course, driving range, and practice area, while nearby Wayland Wood and the Pingo Trail provide scenic walks through unspoilt countryside. Regular bus services connect Watton to Thetford, Dereham, and Norwich, and the A11 and A47 offer easy access to destinations across Norfolk and beyond.



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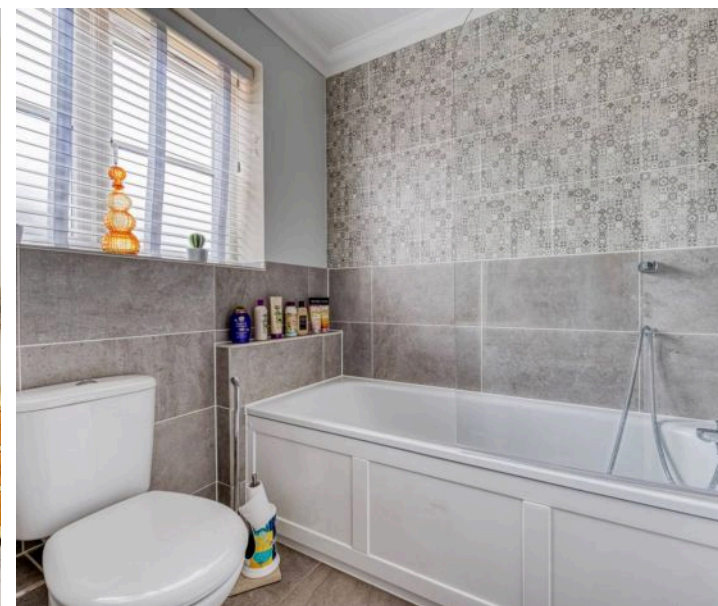
Upon entering through the front door, you are welcomed into a bright and inviting entrance hall finished with wood-effect flooring that continues throughout much of the ground floor. Soft neutral décor creates a calm and modern first impression, while a useful under-stairs cupboard provides practical storage. A door leads to a contemporary ground-floor WC fitted with a pedestal wash basin, tiled splashback, and WC, with a side window allowing natural light to filter in.

Moving through, the lounge presents a comfortable and light-filled living space with a wide front-facing window drawing in plenty of daylight. The generous proportions make it an ideal setting for relaxation or social gatherings, and the open layout flows naturally into the kitchen and dining area, enhancing the sense of space and connection across the ground floor.

The kitchen and dining room form the heart of the home, designed for both practicality and style. Fitted with sleek gloss cabinets, tiled splashbacks, and wood-effect work surfaces, the kitchen is complemented by stainless-steel fittings and integrated appliances, including an oven, hob, and extractor. French doors open onto the rear garden, extending the living space outdoors and filling the room with light. The adjoining dining area comfortably accommodates a family table, creating an ideal setting for everyday meals and entertaining.

Upstairs, the landing leads to three well-proportioned double bedrooms, each finished with soft carpet flooring and ample natural light. The principal bedroom features fitted wardrobes and a private en suite shower room with a modern tiled finish, wash basin, and WC. The second bedroom enjoys both a dormer and a Velux window for a bright dual-aspect feel, while the third bedroom includes a built-in cupboard and offers flexibility as a guest room, study, or hobby space.

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A family bathroom completes this floor, equipped with a white three-piece suite, half-tiled walls, and a window providing ventilation and natural light.

Outside, the rear garden provides a private and well-maintained outdoor space ideal for relaxation or entertaining. A spacious paved patio extends from the house, offering room for seating or outdoor dining, leading to a neat lawn bordered by hedging and seasonal planting. A side gate allows access from the front, ensuring convenience.

To the front, a neatly landscaped area features low hedging and colourful plants. A private driveway provides off-road parking and leads to a single garage positioned beneath a covered carport. The garage benefits from power and light, along with a personnel door providing direct access to the rear garden.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

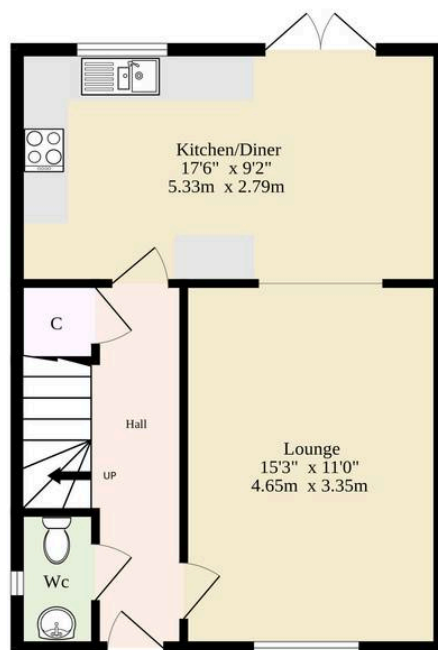
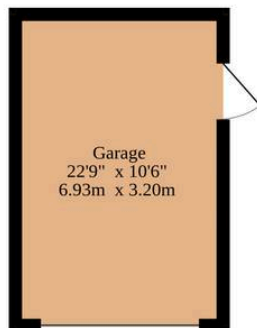
Heating system- Gas Central Heating

Council Tax Band- C

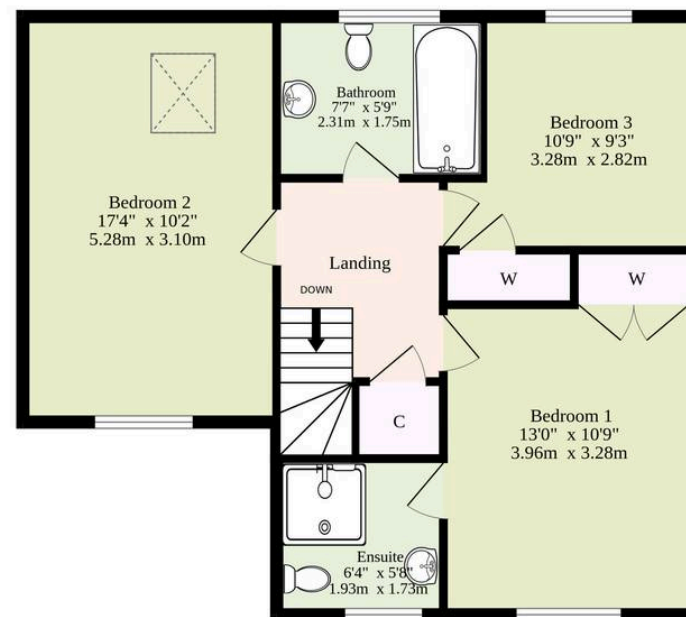


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Ground Floor
639 sq.ft. (59.4 sq.m.) approx.



1st Floor
587 sq.ft. (54.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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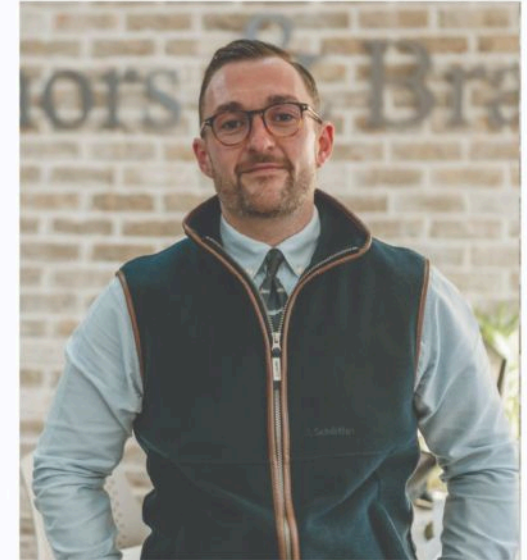
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