



39 Dereham Road, Watton

Thetford



Minors & Brady

39 Dereham Road

Watton, Thetford

This detached residence sits on a substantial plot in the market town of Watton, Norfolk, in a rare non-estate position just moments from the town centre. Designed for flexibility and future potential, the home offers a bright entrance hall with storage, WC, a spacious sitting room with traditional fireplace, conservatory, kitchen/breakfast room with integrated double oven, and a dining room ready to adapt to work, rest or play. Four bedrooms include built-in storage, served by a private en-suite shower room and family bathroom with corner bath. Outside, a large private garden with patio, lawn, established beds, mature trees, summerhouse, greenhouse and outbuildings offers a landscape to enjoy now and shape over time, complemented by a vast driveway and double garage providing parking for multiple vehicles or extensive storage. No onward chain. A property with the space and scope to modernise, extend or reconfigure (STPP) to reflect your lifestyle.





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- No onward chain
- Detached residence proudly positioned on a substantial plot in the market town of Watton, in Norfolk
- Huge amount of potential to modernise or extend (stpp), to adapt to your own preferences and style
- Spacious sitting room accentuated by a large traditional fireplace, inviting relaxation and entertaining
- Internal double doors opening into the light-filled conservatory, allowing you to enjoy the outdoors within the comfort of your home
- Kitchen/breakfast room equipped with a range of cabinetry, an integrated double oven and areas for your own appliances
- Formal dining room with the flexibility to be a snug, a home office, a playroom for children or an additional bedroom if required
- Four bedrooms each with built-in storage, a private en-suite shower room and a family bathroom
- A large, private garden that has plenty of potential, featuring a patio for seating arrangements, a lawn, established beds, mature trees, a summerhouse, a greenhouse and a storage outbuilding
- A vast driveway providing off-road parking for multiple vehicles and a double garage for parking vehicles or storage options



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Location

Dereham Road sits just west of Watton's town centre, close enough that most daily needs are walkable without feeling in the middle of the High Street traffic. The road links directly into the central area, around a 5-10 minute walk to the shops and market square, where you'll find essentials including Tesco alongside local cafés, takeaways, a pharmacy, and small independent stores. It's a practical spot if you want to dip into town quickly but live a street back from the main footfall.

For schooling, families are well served by nearby options: primary education is close at Watton Junior School and Watton Westfield Infant & Nursery School, while secondary pupils typically attend Wayland Academy, all within convenient reach by foot, bike, or a short local drive.

Transport is straightforward rather than rail-heavy: while Watton has no station, the nearest mainline access point is Harling Road railway station, about 15 minutes away by car, connecting toward Cambridge and Norwich. Regular bus services run along the local road network, including reliable routes to Dereham and larger hubs, and the A1075 provides a direct drive into surrounding towns.

Lifestyle here leans towards routines that mix town convenience with open space: it's a main entry route bordered by housing, local services, and easy exits toward fields and quieter lanes for dog walks, weekend runs, and everyday errands. You can walk into town for coffee or shopping, reach schools without long trips, and head out to nearby villages or the station without crossing multiple town-centre bottlenecks, making it a logical base for people who like small-town living with minimal dependence on longer journeys for the basics.

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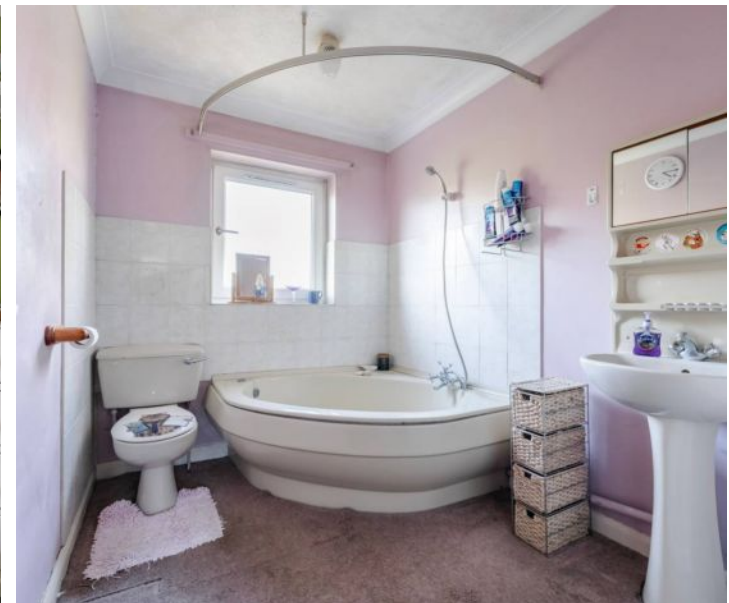
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Inside, the home opens with a welcoming entrance hall. Bright, uncluttered and practical, featuring a large storage cupboard, a ground-floor WC and a sense of arrival that sets the tone for the rest of the residence. The sitting room is generous by design, anchored by a traditional fireplace that encourages everything from relaxed weekends to easy entertaining, while internal double doors connect through to a light-filled conservatory, a year-round vantage point over the garden without sacrificing warmth or comfort.

The kitchen/breakfast room is well-proportioned, fitted with a range of cabinetry, an integrated double oven and ample space to incorporate the appliances you prefer. Adjacent, a formal dining room adds further adaptability, it could settle into life as a snug, home office, playroom or even an additional bedroom should the need arise.

Upstairs, four bedrooms balance privacy and practicality, each offering built-in storage for personal belongings. The master bedroom flaunts a private en-suite, whilst a family bathroom comprises a corner bathtub, a wash basin and a WC, accommodating the remaining bedrooms.



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Outside, the garden extends the opportunity further. A patio provides a natural spot for outdoor seating, while the lawn, established beds, mature trees, summerhouse, greenhouse and storage outbuilding reflect a landscape that's already enjoyable, yet still ripe for reinvention. A vast driveway delivers off-road parking for multiple vehicles, paired with a double garage that supports parking or storage.

Whether expanding the footprint, modernising the interior, or re-shaping the outdoor spaces, there is a huge amount of potential to extend, adapt or transform (subject to planning permission), allowing the next chapter to be tailored entirely to personal taste and priorities.

Agents note

Freehold

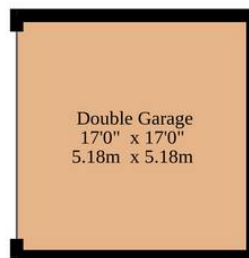
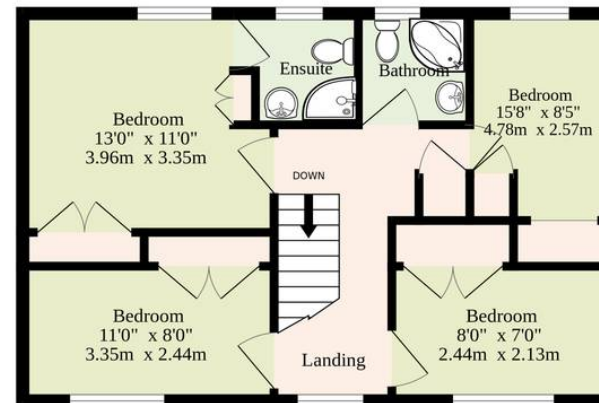


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
1397 sq.ft. (129.8 sq.m.) approx.



1st Floor
605 sq.ft. (56.2 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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Dreaming of this home?

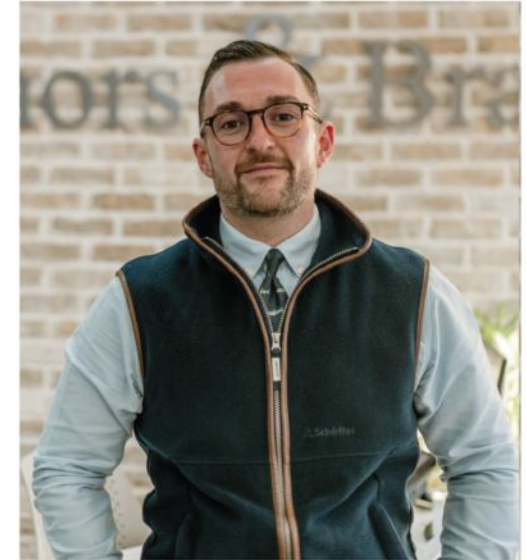
Let's make it a *reality*



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Your home, our market



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