



30 Hunters Oak, Watton

Thetford



Minors & Brady



# 30 Hunters Oak

Watton, Thetford

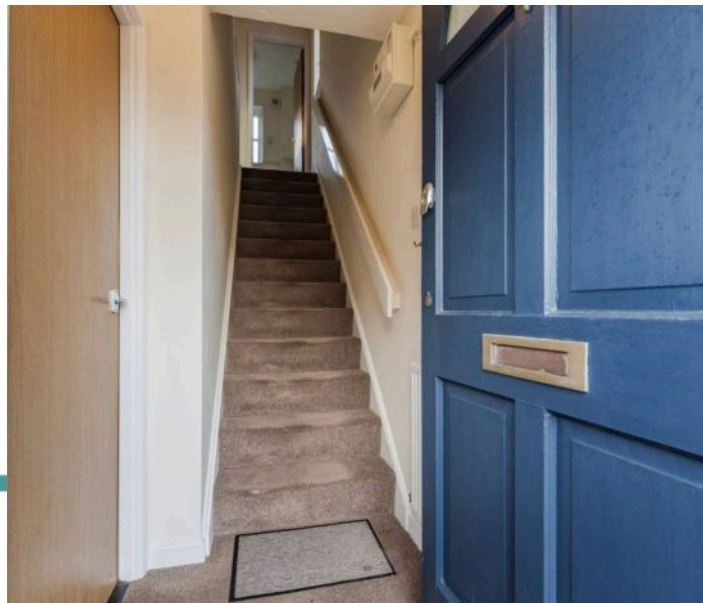
Positioned within a residential cul-de-sac, this chain-free two-bedroom home offers a balanced layout well suited to first-time buyers or those seeking a straightforward investment. Arranged over two floors, the accommodation includes a comfortable living room and a well-proportioned kitchen/breakfast room, both designed to support everyday living with ease. Further benefits include double glazing throughout, off-road parking and a private, enclosed rear garden. The property's close proximity to local amenities adds to its overall convenience and appeal.

## Location

Hunters Oak is situated within a quiet residential area of Watton, a well-established Norfolk market town. The town centre offers a good range of everyday facilities, including supermarkets, independent shops, cafés and services, along with a weekly market. Regular bus routes operate through Watton, providing connections to surrounding villages and nearby towns, supporting both commuting and day-to-day travel without reliance on a car.

Watton is set within the Breckland district, surrounded by open countryside that offers access to a variety of walking routes and outdoor spaces. Despite its rural setting, the town remains well connected, positioned with road links to Thetford, Dereham and Norwich.

M&B







M&B



# 30 Hunters Oak

Watton, Thetford

## Hunters Oak, Watton

The entrance opens directly into the main living space, creating a welcoming and practical introduction to the home. The living room is comfortably sized, with flexibility for a range of furniture arrangements, making it equally suited to relaxing or day-to-day use. A fitted gas heater provides an efficient heat source during the cooler months, contributing to a warm and functional setting.

To the rear, the kitchen/breakfast room is neatly arranged and well considered, offering under-counter space for appliances alongside an integrated oven. There is sufficient room for casual dining, while direct access to the garden enhances everyday practicality and supports easy indoor-outdoor flow.

Stairs rise to the first floor, where two bedrooms are positioned off the central landing. The main bedroom is a well-proportioned double, allowing ample space for bedroom furnishings without compromising comfort. The second bedroom is adaptable in use, lending itself equally well to a guest room, home office or child's bedroom, depending on individual requirements. Both rooms enjoy good levels of natural light.





# 30 Hunters Oak

Watton, Thetford

Completing the internal accommodation, the bathroom is also accessed from the landing. It is fitted with a bathtub incorporating a showerhead attachment, for accessible use.

Practical in layout and easy to maintain, it serves the household efficiently without unnecessary complication.

Outside, the enclosed rear garden provides a private space suitable for seating, light gardening or low-maintenance planting. To the front, off-road parking adds a valuable element of convenience. Together, the internal accommodation and external features combine to offer a well-located, manageable home with broad appeal.

## Agents Note

Freehold

Council Tax Band TBD

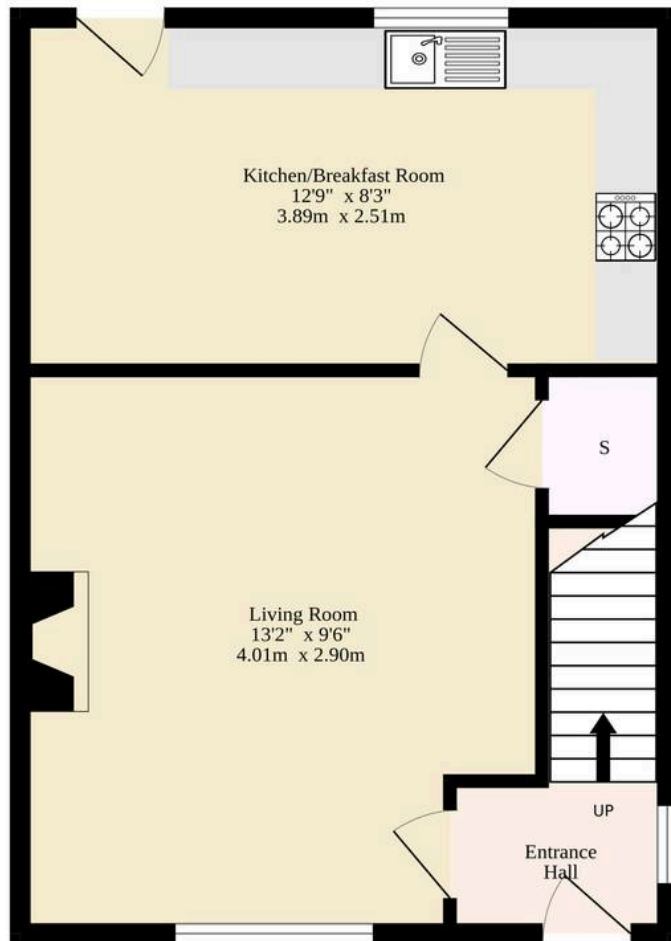
Property is connected to mains gas, water, electricity and drainage

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

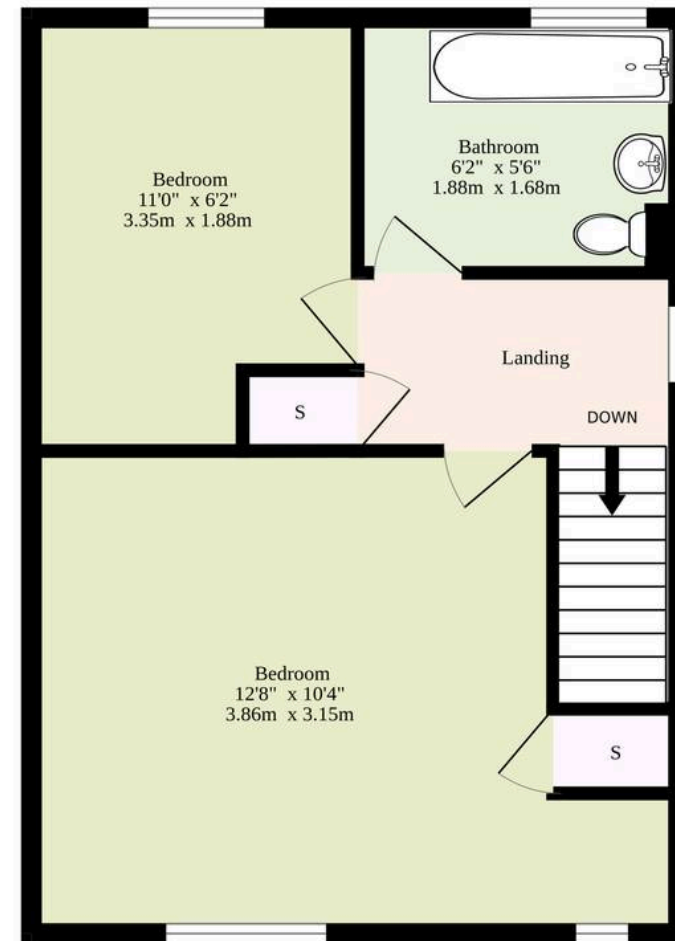


M&B

**Ground Floor**  
252 sq.ft. (23.4 sq.m.) approx.



**1st Floor**  
265 sq.ft. (24.6 sq.m.) approx.



**TOTAL FLOOR AREA : 517 sq.ft. (48.0 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.  
Made with Metropix ©2025



Dreaming of this home?  
Let's make it a *reality*



Meet *Callum*  
Senior Property Consultant



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

Minors & Brady  
*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)