



24 Fairhead Way, Watton

Thetford



Minors & Brady

24 Fairhead Way

Watton, Thetford

A refined modern Radcliffe style home by Barratt with a rare sense of openness, this beautifully presented property rests at the end of a quiet cul-de-sac where wide field views create an uplifting first impression. Completed in 2023 and still under the NHBC guarantee, it offers a generous interior shaped around comfortable family living with a bright living room centred on a feature fireplace, an open plan kitchen and dining space with a modern fitted kitchen with integrated appliances and garden access, a dedicated office for home working, a utility room for everyday ease and a ground floor WC. Upstairs, four double bedrooms include a well-proportioned principal suite, while outside, an enclosed garden provides a calm backdrop for time outdoors. A wide driveway brings excellent parking beside a detached garage and an electric vehicle charging point, adding to the appeal of a move supported by a vendor already found. Set within a calm residential corner of Watton close to everyday essentials and green open spaces, it remains within easy reach of shops, supermarkets and local services.

Location

Fairhead Way sits within a calm residential corner of Watton, placing you close to everyday essentials while still giving you an easy setting near green open spaces. Local shops, supermarkets and useful services are all within a short distance, along with schools for different age groups. The town centre offers further convenience with cafés, takeaways, medical facilities and regular bus links to nearby areas, making this a practical and well-connected place to live. You can reach Watton Sports Centre and nearby walking routes in just a few minutes, offering simple options for fitness and fresh air. The A1075 provides straightforward travel toward Dereham and Thetford, helping with daily commutes. Long-term amenities such as parks, community facilities and family-friendly spaces add to the appeal of this well-placed address.

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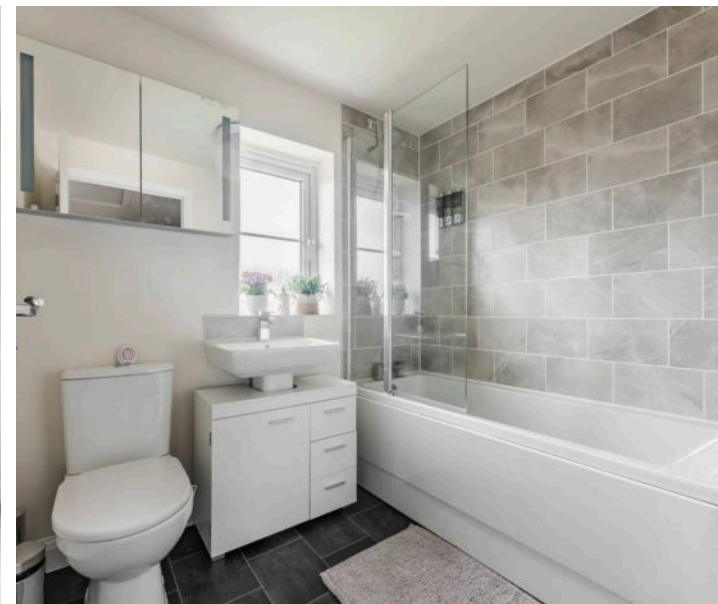
This modern Radcliffe-style home by Barratt offers a refined setting that feels bright the moment you step inside. The entrance hall introduces the smooth finish found throughout with quality wood effect flooring, soft neutral walls and white doors leading to each ground floor room. The staircase rises with plush fitted carpet and a clean balustrade with oak detailing that adds a gentle touch of warmth to the space.

At the front, the dedicated office provides a peaceful and practical working area with fitted carpet and a wide window that draws in good natural light. Nearby, the WC continues the contemporary feel with a fitted basin, tiled splashback and extractor fan, all presented with the same modern flooring that ties the ground floor together.

The living room offers a generous everyday retreat with soft, fitted carpet underfoot and a broad window framing views across the green walkway beyond the house. This space centres around a sleek feature fireplace housed within a modern surround that lifts the room and adds a considered focal point. Proportions allow for easy placement of larger furniture while still keeping everything comfortable and welcoming.

Further along, the kitchen and dining room form a wide open plan setting across the rear of the home with dual aspects that maximise daylight and garden views. The kitchen is finished in stylish white gloss with generous fitted storage, marble effect work surfaces and an integrated stainless steel oven, gas hob and extractor. A stainless steel splashback and under-unit lighting give the area a clean, polished feel. The dishwasher is integrated, and the sink enjoys a view through the rear-facing window. Flow continues into the dining area, which comfortably fits a full dining suite and enjoys direct access to the garden through French doors. Wood effect flooring runs throughout, creating a calm and connected backdrop for family living and entertaining.

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Just off the kitchen, the utility room provides a dedicated laundry area with fitted work surfaces, fitted wall units and space for freestanding appliances, along with a door that offers easy access to the side of the house.

Upstairs, the landing feels open and relaxed with fitted carpet, a timber-trimmed balustrade and access to four generous bedrooms. The principal bedroom sits to the rear with soft carpet and a private en suite fitted with a shower enclosure, modern tiling, basin and WC. The remaining bedrooms are all doubles and share the same well-maintained finish with natural light in every room. The family bathroom presents a fresh setting with a fitted bath, tiled surround, basin and WC, creating a simple and practical space suited to everyday use.

Outside, the enclosed rear garden offers a level lawn bordered by planting and a paved terrace that runs directly from French doors, making outdoor dining and children's play easy to enjoy. It feels private and manageable with gated access to the side.

At the front, the property sits on a smart plot overlooking a landscaped walkway that stretches into open green space. A wide driveway provides parking for multiple vehicles and includes an electric vehicle charging point. This area leads to the detached garage, which offers secure storage and additional flexibility.

This is a beautifully kept modern home with a calm interior, a generous layout and a setting that brings together convenience and open views, ready for immediate enjoyment.

Agents notes

Sold freehold

Connected to all main services.

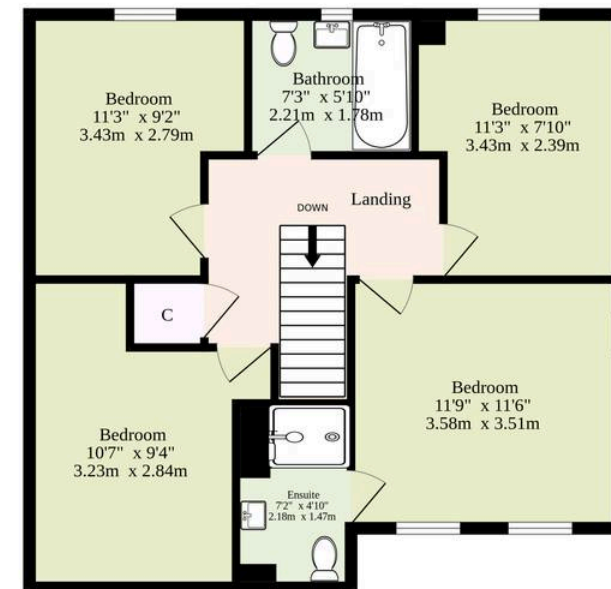
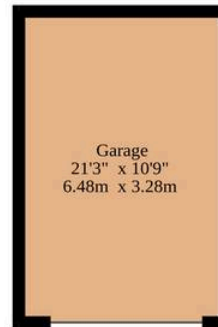
Gas Central Heating

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Ground Floor
791 sq.ft. (73.5 sq.m.) approx.

1st Floor
574 sq.ft. (53.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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Minors & Brady
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