



36 Harvest Road, Watton

Thetford



Minors & Brady

36 Harvest Road

Harvest Road is set within a quiet, friendly development in the heart of Watton, a well-established Norfolk market town known for its strong community feel and everyday convenience. The property itself offers modern, well-balanced accommodation that suits both family life and professional living, with a bright and open layout throughout. Recently decorated interiors create a fresh, welcoming atmosphere, complemented by practical features designed for comfortable day-to-day living. Outside, the private rear garden provides a peaceful setting with no overlooking, ideal for relaxing or entertaining. The home also benefits from generous off-road parking and a garage, removing any concerns for residents or visitors. Watton offers a wide range of local amenities, including shops, schools, cafés and essential services, all within easy reach. Surrounded by countryside yet well connected to Norwich and Thetford, this location combines a calm setting with excellent accessibility.

- Quiet and friendly residential development within the popular market town of Watton
- Well-presented three-bedroom home with modern, well-balanced accommodation
- Bright and open living space, ideal for everyday living and entertaining
- Recently decorated throughout, creating a fresh and welcoming feel
- Private, enclosed rear garden with no overlooking
- Generous off-road parking alongside a garage
- Gas central heating and triple glazing for year-round comfort
- Solar panels helping to keep energy costs manageable
- Wide range of local amenities including shops, schools and cafés within easy reach
- Surrounded by countryside with good links to Norwich and Thetford





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36 Harvest Road

Watton, Thetford

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.



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Watton, Thetford

Harvest Road, Watton

Located in a friendly and quiet development within the popular market town of Watton, this well-presented three-bedroom home offers stylish, modern living with a layout perfectly suited to families and professionals alike. The property enjoys a peaceful position while remaining conveniently placed, with local shops, schools, banking facilities and amenities all within an easy walk.

The ground floor is bright and welcoming, enhanced by attractive flooring that flows through the entrance hall and into the open-plan living space. Recently decorated and finished to a high standard, the home feels spacious and airy, making it ideal for both everyday living and entertaining. The open-plan design allows natural light to flood the space, while French doors to the rear create a seamless connection to the garden.

The kitchen has been thoughtfully designed to combine style and practicality, featuring integrated appliances and underfloor heating to enhance comfort. Additional benefits on the ground floor include a cloakroom, making the layout particularly convenient for families and guests.



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Upstairs, the property continues to impress with well-proportioned bedrooms, including a main bedroom with its own en-suite, alongside a separate family bathroom. The wide staircase and generous landing add to the sense of space throughout the home, which has been tastefully decorated in recent years.

Outside, the rear garden enjoys a high degree of privacy with no properties overlooking, making it an ideal space to relax or entertain. The garden is fully enclosed and thoughtfully arranged with a mix of lawn and landscaped seating areas. To the front, the property benefits from a garage and a large driveway providing off-road parking for multiple vehicles, ensuring there are no parking concerns.

Further advantages include gas central heating, solar panels helping to keep energy costs low, and triple glazing throughout. This is a bright, modern home in a sought-after location, offering comfort, convenience and a strong sense of community.

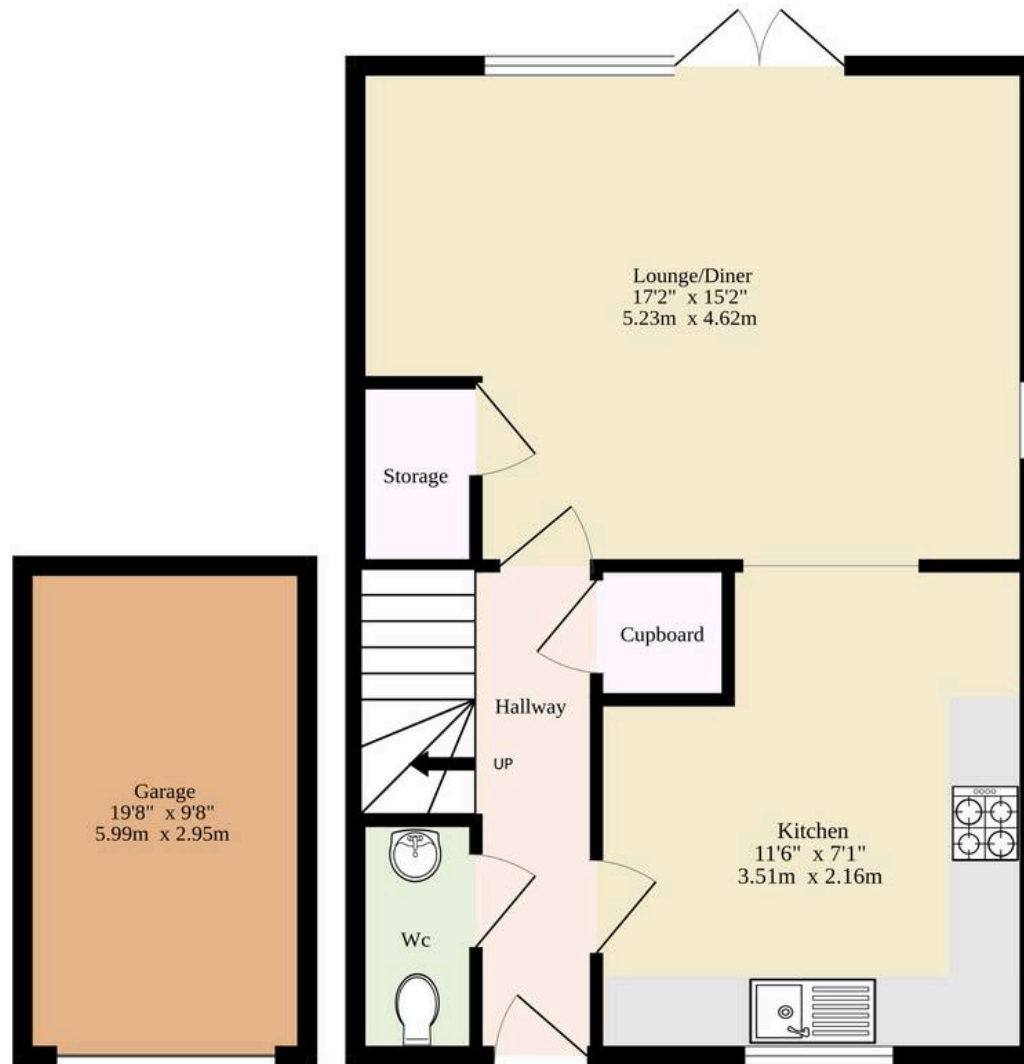
Agents Note

This property will be sold freehold.

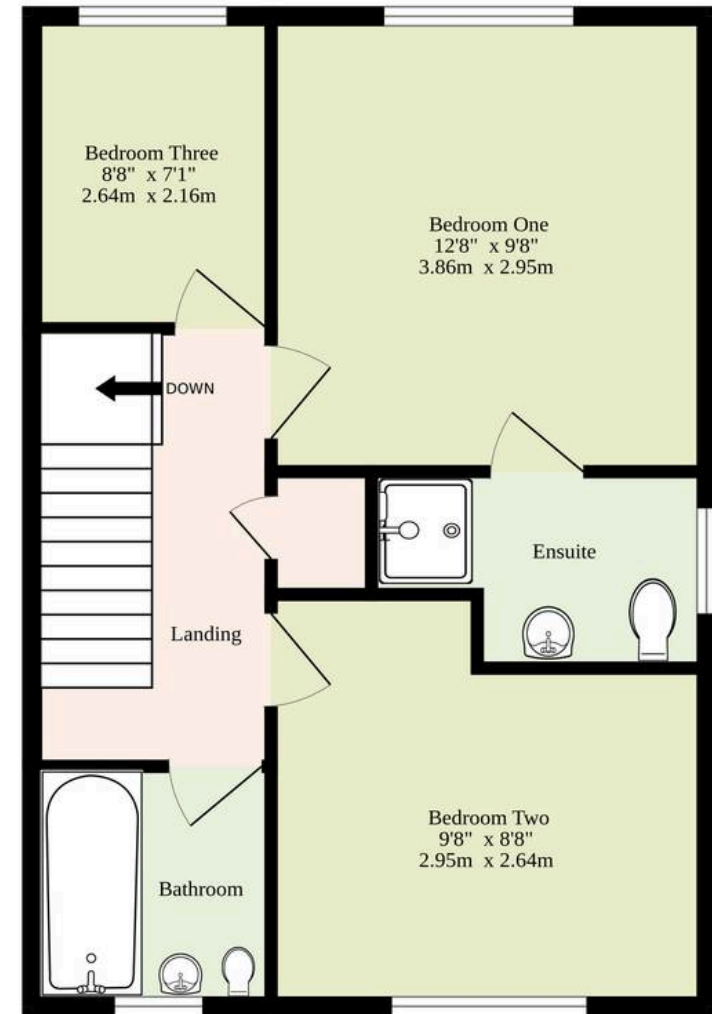
Connected to mains water, electricity, gas and drainage.



Ground Floor
700 sq.ft. (65.0 sq.m.) approx.



1st Floor
432 sq.ft. (40.1 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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