



1 Glebe Road, Watton

Thetford



Minors & Brady



Positioned on a generous corner plot, this executive detached bungalow occupies a quiet yet well-connected location within the sought-after town of Watton. Finished to an exceptionally high standard and presented in true turnkey condition, the property offers spacious and versatile accommodation ideal for modern family living. A large reception/sitting room provides an inviting space for relaxation and entertaining, while the contemporary open-plan kitchen and dining room features granite worktops, integrated appliances and seamless access to the garden. The bungalow offers four to five bedrooms, including a luxurious principal suite with dressing room and ensuite, along with a second ensuite bedroom for added flexibility. Externally, the home boasts excellent kerb appeal, a substantial gravel driveway providing parking for multiple vehicles and attractive outdoor spaces ideal for entertaining. Solar panels enhance energy efficiency, appealing to the eco-conscious buyer. A rare opportunity to acquire a high-quality, executive bungalow in a peaceful setting with excellent connectivity.

- Executive detached bungalow positioned on a generous corner plot within a quiet residential area of Watton
- Presented in true turnkey condition, finished to an exceptionally high standard throughout with a modern, cohesive design
- Spacious and flexible accommodation offering four to five bedrooms, ideal for families, guests or those requiring home working space
- Large reception/sitting room providing an impressive and comfortable living area with ample space for relaxing and entertaining
- Contemporary open-plan kitchen and dining room featuring sleek gloss units, granite worktops, integrated appliances and a practical breakfast bar
- Sliding doors and large windows from the kitchen/dining area allow for excellent natural light and direct access to the rear patio
- Principal bedroom suite includes a dedicated dressing room







M&B



# 1 Glebe Road

## 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.





# 1 Glebe Road

Watton, Thetford

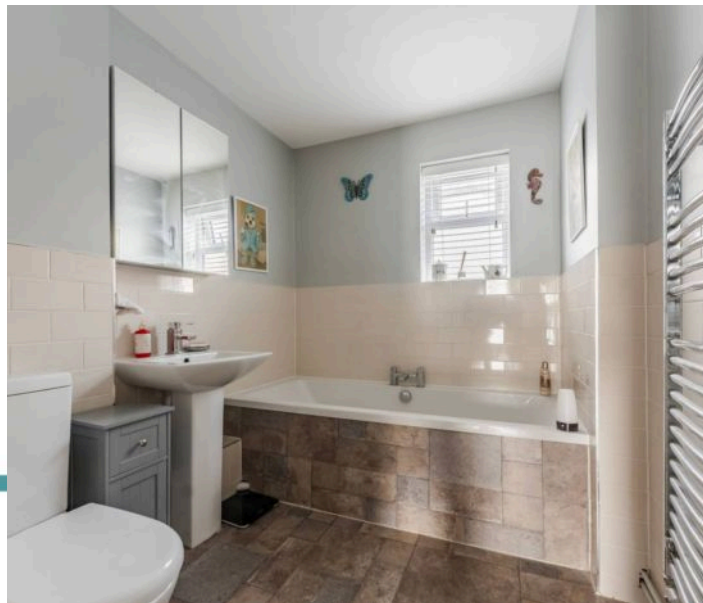
## Glebe Road, Watton

Set on a generous corner plot within a quiet yet well-connected part of the popular market town of Watton, this executive detached family bungalow is beautifully presented and finished to an exceptionally high standard throughout, offering generous and flexible accommodation perfectly suited to modern family living. Presented in true turnkey condition, the property is ready to move straight into.

From the moment you arrive, the bungalow makes an outstanding first impression, boasting excellent kerb appeal. An expansive gravel driveway provides ample off-road parking for multiple vehicles, complemented by neatly maintained lawned areas, secure fencing and an inviting pathway leading to the front entrance. The prominent corner position enhances both privacy and presence.

Internally, the home is bright, spacious and thoughtfully arranged. The large reception/sitting room is a standout feature, offering a warm and welcoming space ideal for both everyday living and entertaining, with excellent proportions and a natural flow through to the rest of the home.

At the heart of the property lies the impressive open-plan kitchen and dining room, designed with entertaining and family life in mind. Finished with sleek gloss cabinetry, granite worktops, and a wide range of integrated appliances, this stylish space also benefits from a breakfast bar, extensive storage and contemporary lighting. Large windows and sliding doors flood the room with natural light and provide direct access to the rear patio, creating a seamless connection between indoor and outdoor living and making it ideal for alfresco dining.



M&B



# 1 Glebe Road

Watton, Thetford

The bungalow offers four to five well-proportioned bedrooms, providing excellent versatility for families, guests or home working. The principal bedroom is a generous retreat, complete with a dedicated dressing room fitted with wardrobes and drawers, and a modern ensuite featuring striking tiled walls and quality fittings.

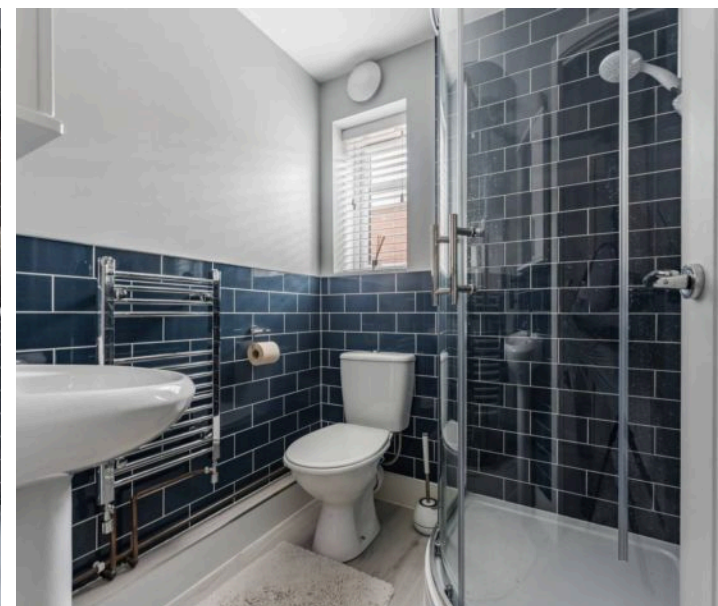
Bedroom two also benefits from its own ensuite shower room, making it ideal for guests or older children.

Bedrooms three and four are comfortable doubles with built-in storage and pleasant outlooks, while the additional reception room/bedroom five offers flexible use as a snug, home office or further sleeping accommodation.

A stylish family shower room, finished with contemporary fittings and neutral tones, further enhances the accommodation. In addition, a practical utility room is accessed from the kitchen provide additional storage, laundry facilities and direct access to the rear garden, adding everyday convenience.

Externally, the property continues to impress. The driveway extends around the side of the bungalow, leading to a timber shed for further storage and a well-positioned rear patio. This private outdoor space is perfect for entertaining, dining or simply enjoying the peaceful surroundings.

The property also benefits from solar panels, appealing to the eco-conscious buyer and helping to improve energy efficiency and running costs.



M&B



# 1 Glebe Road

Watton, Thetford

Offered freehold, connected to mains services and benefiting from double glazing throughout, this exceptional bungalow combines high-quality finishes, generous living space and a highly desirable location. A rare opportunity to secure a prestigious, executive bungalow in Watton, perfectly positioned for modern family life while enjoying a quiet residential setting.

## Agents Note

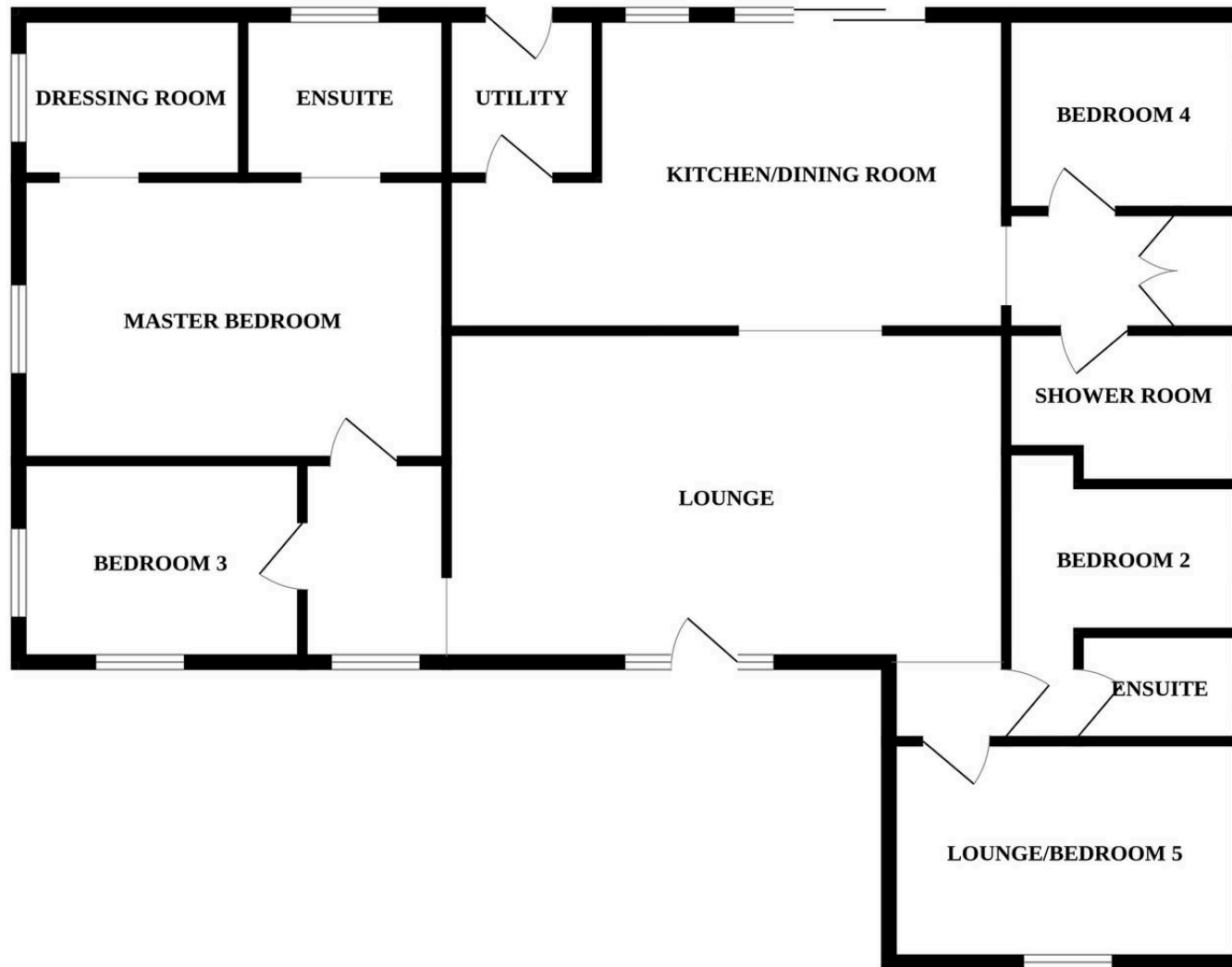
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



M&B

## GROUND FLOOR



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 ©2023



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)