



25 Henrys Court, Watton

Thetford



Minors & Brady

Tucked quietly within the ever-popular market town of Watton, this attractive single-level home delivers an effortless blend of comfort and practicality. The setting enjoys convenient access to local shops, schools and everyday amenities, while remaining well connected to surrounding towns and the city of Norwich. Inside, the layout has been carefully arranged to create a bright and balanced flow, with all rooms leading from a central hallway. The contemporary kitchen offers generous storage and workspace, perfectly suited to modern day living. A welcoming reception room extends into a light-filled conservatory, adding valuable versatility for both relaxing and entertaining. Two well-proportioned bedrooms are complemented by a smartly finished family bathroom, providing comfortable accommodation throughout. Externally, a private driveway and enclosed rear garden complete this appealing home.

- Fully enclosed rear garden offering a private and secure outdoor space, ideal for relaxing, entertaining or enjoying time with family and pets
- Gravel driveway providing convenient off-road parking, framed by mature hedging for added privacy and kerb appeal
- Bright and versatile conservatory with direct access to the garden, creating an excellent additional reception area suitable for dining or year-round enjoyment
- Stylishly fitted kitchen complete with ample cupboard space and practical work surfaces, designed to accommodate all essential appliances
- Light-filled interior with well-placed windows that enhance the sense of space and create a welcoming atmosphere throughout
- Practical single-level living with a well-planned layout, offering ease of movement and suitability for a range of buyers
- Contemporary family bathroom finished with modern fittings, including a bath with shower over and sleek vanity storage.
- Two comfortable bedrooms with flexibility for guest accommodation





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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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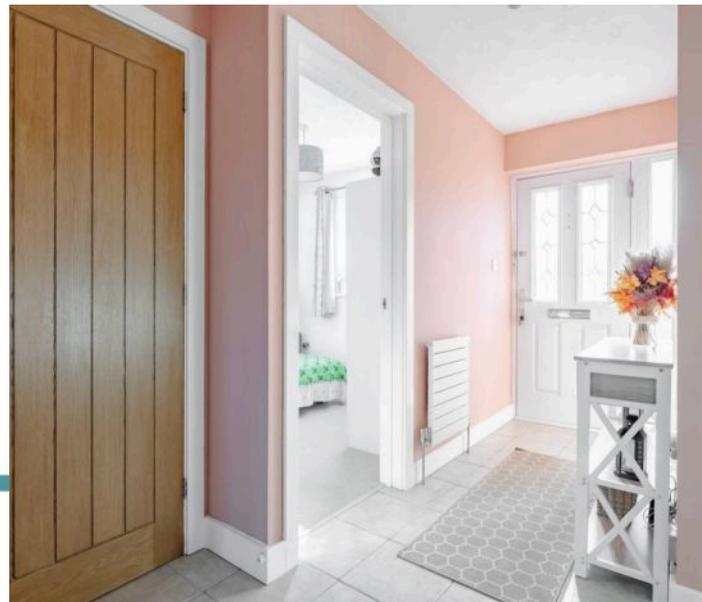
Henrys Court, Watton

Situated within the sought-after market town of Watton, this beautifully presented single-level home offers comfort, convenience and a wonderful setting for everyday living. With a wide range of local amenities close by, including shops, schools, eateries and essential services, the location combines a welcoming community feel with excellent access to surrounding towns and the vibrant city of Norwich.

The property is thoughtfully arranged to provide a bright and spacious interior throughout. A welcoming entrance hall leads to all principal rooms, creating a practical and well-balanced layout. The contemporary kitchen is stylishly fitted with a range of units and generous work surfaces, offering ample storage and dedicated space for appliances, making it ideal for modern living.

The main reception room is warm and inviting, enhanced by quality flooring and an abundance of natural light. Flowing seamlessly from here is a delightful conservatory, creating an additional reception space that can be enjoyed throughout the year.

This versatile area is perfect for dining, relaxing or entertaining, with direct access to the garden that effortlessly blends indoor and outdoor living.



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Watton, Thetford

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for guests, family members or a home office. The family bathroom is tastefully finished with contemporary fittings and a clean, modern design.

Outside, the property continues to impress. A private driveway provides convenient off-road parking, while the enclosed rear garden offers a space to unwind. Mainly laid to lawn with a patio area ideal for outdoor dining, the garden is perfect for hosting friends and family or simply unwinding in a private setting.

This is a wonderful opportunity to acquire a charming home in a desirable market town location, perfectly suited to a range of buyers seeking easy living in a well-connected yet tranquil setting.

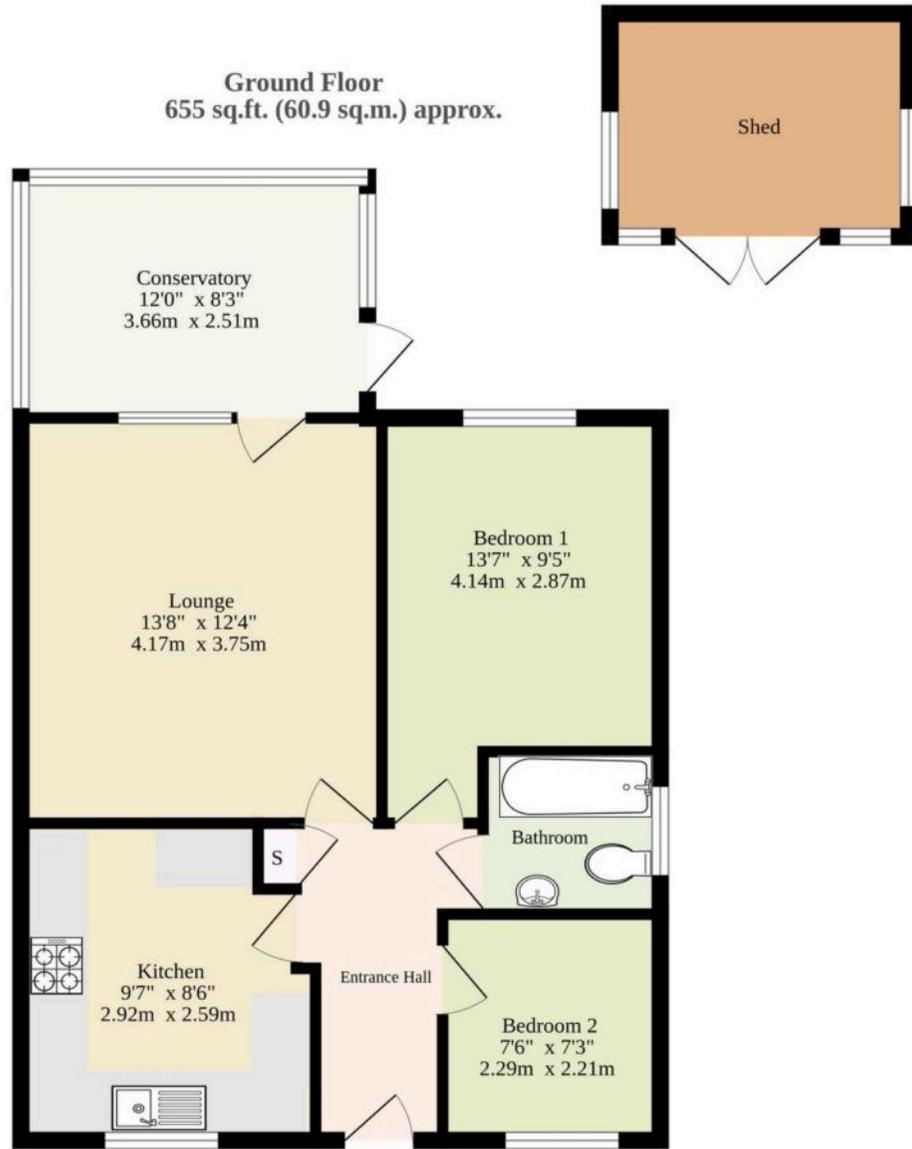
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor
655 sq.ft. (60.9 sq.m.) approx.



Sqft Includes Shed

TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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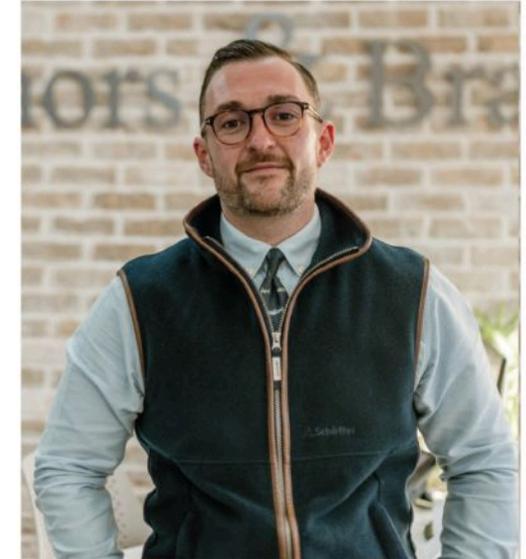
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Minors & Brady

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