



50 Brandon Road, Watton

Thetford



Minors & Brady

50 Brandon Road

Watton, Thetford

Sunlight fills the spacious living areas and flows through the large conservatory, creating bright, welcoming spaces for everyday life. This beautifully presented home on Brandon Road offers comfort and style in every room. Reception spaces adapt to work, play, or entertaining, while the contemporary kitchen supports both family meals and gatherings. Upstairs, generous bedrooms and a modern family bathroom provide calm and rest. Outside, the private rear garden and fully equipped garden studio create space for work, hobbies, or relaxing in the fresh air. Just a short walk from Watton High Street, the home balances convenience with peaceful living, making daily life effortless and enjoyable.

- Vendors found an onwards purchase
- Spacious sitting room with a characterful wood burner
- Kitchen fitted with modern cabinetry, an integrated oven and areas for your own appliances
- Separate dining room featuring a multi-fuel burner
- Flexible reception room with the option to have a home office, playroom for children or an additional bedroom
- Large conservatory overlooking the rear garden
- Ground-floor wet room and a first-floor family bathroom
- Three first-floor bedrooms offering comfort and privacy
- Private rear garden and a large garden studio with electric and broadband, suitable for someone that works from home
- Short walk to Watton High Street, offering a wide range of essential amenities





M&B

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Location

Brandon Road is situated on the western edge of Watton, a market town in the Breckland district of Norfolk. The street lies within easy walking distance of the town centre, providing residents with convenient access to everyday necessities. Along Watton High Street, a short walk from Brandon Road, there is a mixture of independent shops, cafés, small supermarkets, a post office, and essential services such as a pharmacy. The town also hosts a weekly market, adding to its community-focused atmosphere.

For families, several schools are nearby. Watton Westfield Infant and Nursery School and Watton Junior School are within a few minutes' walk, while Wayland Academy, the local secondary school, is just under a mile away, offering education for 11–16-year-olds.

Lifestyle in this area combines the quietness of a residential street with access to outdoor and leisure activities. Watton Sports Centre is nearby, providing fitness facilities, sports courts, and community programs, while Richmond Park Golf Club, just outside town, offers an 18-hole course and open green space.

Transport links are practical for both local and regional travel. Local buses connect Watton with towns including Dereham, Swaffham, Thetford, and Norwich. For rail travel, the nearest stations are at Harling Road and Attleborough, roughly 9–10 miles away, while road connections via the B1108 and nearby A1075 make commuting by car straightforward.



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Positioned along Brandon Road in the heart of Watton, this beautifully presented home offers comfort and modern style in equal measure. The setting provides a quiet residential atmosphere while keeping Watton's High Street just a short walk away, placing shops, cafés and everyday essentials within easy reach.

Step inside and the sitting room immediately sets the tone. Generous in size and filled with natural light, it is accentuated by a wood burner that forms a natural focal point. The warmth of the fire adds character and depth to the space, making it equally suited to relaxed evenings or welcoming guests. It is a room that feels grounded and inviting throughout the seasons. Adjacent, lies a flexible reception room with the option to be a home office, a playroom for children or an additional bedroom.

From here, the layout leads naturally into the contemporary kitchen. Designed with practicality in mind, it offers ample work surfaces, thoughtful storage and a clean, cohesive finish. Whether preparing weekday meals or cooking for friends, the space supports both efficiency and connection, with room to move and gather comfortably. A ground-floor wet room ensures practicality.

The dining room provides a distinct setting for hosting. Well proportioned and centred around a multi-fuel burner, it carries a sense of occasion without formality. The burner introduces warmth and atmosphere, making long dinners and celebrations feel effortless. It is a space designed for conversation, shared meals and memorable evenings.



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Extending from the main living areas, a large conservatory overlooks the garden and draws the outdoors in. With wide views across the lawn and patio, it offers a bright additional reception space that adapts easily, a morning sitting area, reading room, play space or informal entertaining area. Throughout the year it provides a connection to the garden and changing seasons.

Upstairs, the bedrooms are generous and restful. Soft tones and garden or street views provide a calm backdrop at the end of the day, while the proportions allow space for family life, guests or working from home. The family bathroom comprises of a modern three-piece suite.

The private rear garden extends the living space outdoors. It is well suited to morning coffee, summer dining or simply enjoying time outside. A particularly valuable addition is the separate garden studio, complete with electric and broadband, ideal as a dedicated home office, a work studio or a home gym.

Agents Notes

Freehold

Connected to all mains services.

Boarded loft with a ladder.

Boiler is 3 years old.



Ground Floor
875 sq.ft. (81.3 sq.m.) approx.

1st Floor
507 sq.ft. (47.1 sq.m.) approx.

Outbuilding
209 sq.ft. (19.4 sq.m.) approx.



Sqft Includes The Garden Studio.

TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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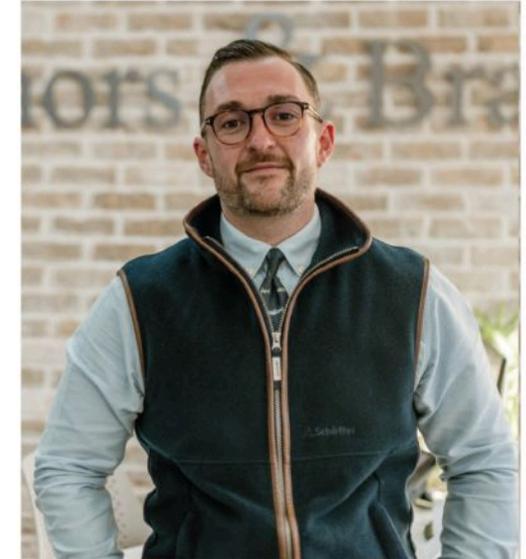
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