



7 Novak Drive, Watton

Thetford



Minors & Brady

7 Novak Drive

This exceptional town house combines modern style with practical family living, offering an inviting and comfortable environment throughout. Its flexible layout is perfect for both quiet relaxation and entertaining friends and family. Abundant natural light enhances the contemporary design, creating a bright and welcoming atmosphere on every floor. The property has been carefully maintained and thoughtfully updated, providing a move-in-ready experience. Upper floors offer versatile rooms that can easily adapt to changing family needs, whether for work, hobbies, or additional living space. Outdoor areas are designed for enjoyment, combining low-maintenance landscaping with spaces ideal for alfresco dining and socialising. Conveniently located in a thriving Norfolk market town, the home provides easy access to local amenities, schools, recreational facilities, and transport links, making it an ideal choice for families.

- Generous open-plan kitchen and dining area, perfect for family meals and entertaining
- Fully integrated modern kitchen appliances with sleek finishes
- Bright and spacious living room with dual-aspect windows
- Convenient utility room and stylish cloakroom for everyday practicality
- Master suite with luxurious en-suite bathroom for privacy and comfort
- Versatile second-floor room ideal as a home office, dressing room, or extra bedroom
- Contemporary family bathrooms with high-quality fixtures
- South-facing rear garden with decking, paved terraces, and easy-to-maintain lawn
- Private driveway and integral garage offering secure parking and storage
- Well-presented exterior with mature landscaping providing strong kerb appeal





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7 Novak Drive

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.



M&B

7 Novak Drive

Watton, Thetford

Novak Drive, Watton

This beautifully presented modern town house offers spacious and versatile family living in a sought-after Norfolk location. The home has been thoughtfully updated and benefits from a contemporary layout, abundant natural light, and a combination of stylish finishes throughout.

The heart of the property is the stunning open-plan kitchen and dining area, designed for both everyday living and entertaining. Featuring modern cabinetry, integrated appliances, and a welcoming breakfast bar, this space flows seamlessly into a utility room and convenient cloakroom. The adjacent living area is bright and airy, offering a perfect environment for relaxing or entertaining guests.

Accommodation is arranged over multiple floors, including a master suite with a private en-suite bathroom, two additional bedrooms, and a flexible second-floor room currently configured as a bathroom or dressing space, providing excellent versatility for a growing family.

All rooms are complemented by contemporary bathrooms and thoughtfully designed storage solutions.

Externally, the property boasts a south-facing rear garden, perfect for outdoor entertaining, with a mix of decking, paved areas, and low-maintenance lawn. The front garden and driveway provide an inviting entrance along with access to an integral garage.

Agents Note

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



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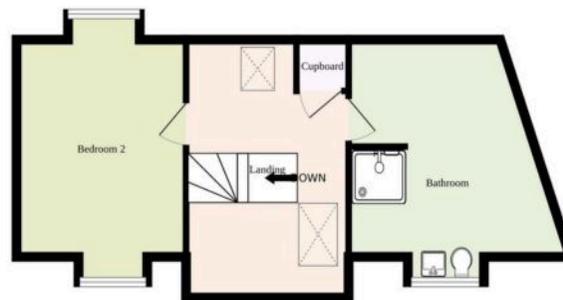
Ground Floor



1st Floor



2nd 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.
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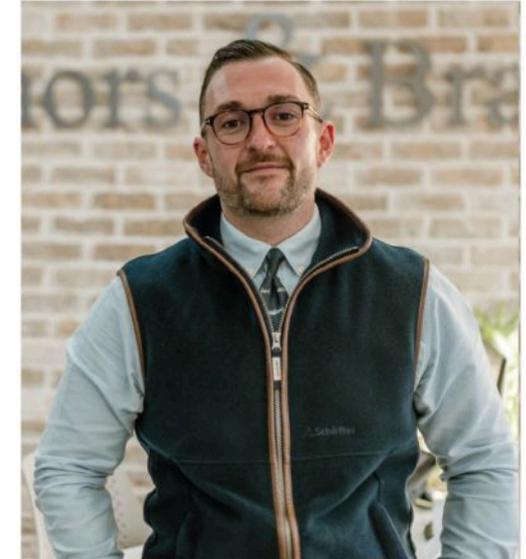
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