



108 Nelson Court, Watton

Thetford



Minors & Brady

108 Nelson Court

Watton, Thetford

Set on a quiet residential road in Watton, Norfolk, this detached family home offers space, comfort, and convenience. The open-plan living and dining area, complete with a traditional fireplace and French doors, creates a natural hub for family life and entertaining, flowing seamlessly into a private garden with a pergola, lawn, and pond. With three bedrooms, a family bathroom, a separate WC, and a kitchen with utility room, the home offers flexible accommodation that can adapt to your lifestyle. Outside, a shingled driveway, integral garage, and well-maintained garden provide practicality alongside charm, while PV solar panels, gas heating, and double glazing add modern efficiency. A property with real potential to personalise, perfectly positioned for town centre amenities yet offering space and privacy for everyday living.



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108 Nelson Court

Watton, Thetford

- Detached residence positioned down a quiet residential road in the market town of Watton, Norfolk
- Family home with the potential to renovate, showcasing spacious and flexible accommodation that can easily adapt to your own lifestyle preferences
- Walking distance to the town centre, offering a wide range of essential amenities
- Open-plan living/dining room accentuated by a traditional feature fireplace and French doors opening out to the garden, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven, a sink/drain unit and areas for your own appliances, benefiting from a functional utility room
- Three bedrooms offering comfort and privacy, along with a family bathroom and a separate WC for convenience
- A private, well-maintained garden featuring a patio with a pergola, a laid to lawn, established beds, a small pond and a timber storage shed
- A shingled driveway providing off-road parking and an integral garage for storage use
- Energy efficient PV solar panels
- Gas central heating and UPVC double glazed windows



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Watton

Nelson Court is a quiet residential street in the market town of Watton, Norfolk, situated within walking distance of the town centre. The High Street offers a range of local amenities, including independent shops, a post office, cafés, and a couple of supermarkets catering to daily needs. For everyday shopping, residents can also access convenience stores and small retail outlets scattered around the town centre.

Families benefit from proximity to schools such as Watton Westfield Infant and Nursery School and Watton Junior School, both of which are within a short walk. Older children typically attend Wayland Academy, which provides secondary education nearby.

Transport connections are practical for a Norfolk market town. Local bus services link Watton with surrounding villages and larger towns, and the road network, including the A1075 and B1108, offers access to Norwich, Thetford, and other parts of Breckland. While Watton does not have a train station, Harling Road station is the nearest rail link, providing routes towards Norwich and Cambridge.



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This detached residence is positioned on a quiet residential road in the market town of Watton, Norfolk, offering a balance of peaceful living with the convenience of being within walking distance of the town centre, where a wide range of shops, services, and amenities can be found.

The property presents a fantastic opportunity for a family home with scope to renovate and personalise, featuring spacious and flexible accommodation that can easily be adapted to suit your own lifestyle. A welcoming entrance hall provides a first impression of the home, complemented by a convenient WC for everyday use.

The open-plan living and dining room is a central feature of the house, with a traditional fireplace adding character and warmth. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living, ideal for relaxed family days or entertaining friends.

The kitchen is fitted with practical cabinetry, an integrated oven, a sink/drain unit, and areas for additional appliances, alongside a useful utility room to keep daily tasks organised.

Upstairs, three well-proportioned bedrooms offer comfort and privacy, supported by a family bathroom and a separate WC for convenience.



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Outside, the private garden is well-maintained and offers a variety of spaces to enjoy. A patio with a pergola provides a sheltered spot for dining or relaxing, while the lawn, established flower beds, small pond, and timber storage shed create a versatile outdoor space for family life and leisure. At the front, a shingled driveway offers off-road parking, complemented by an integral garage for storage or workshop use.

Additional features include energy-efficient PV solar panels, gas central heating, and UPVC double-glazed windows, combining modern efficiency with practical family living.

This property represents a rare opportunity to secure a spacious family home in a thriving market town, offering the flexibility to create a home that truly reflects your own tastes and requirements.

Agents Notes

Freehold

Connected to all mains services.

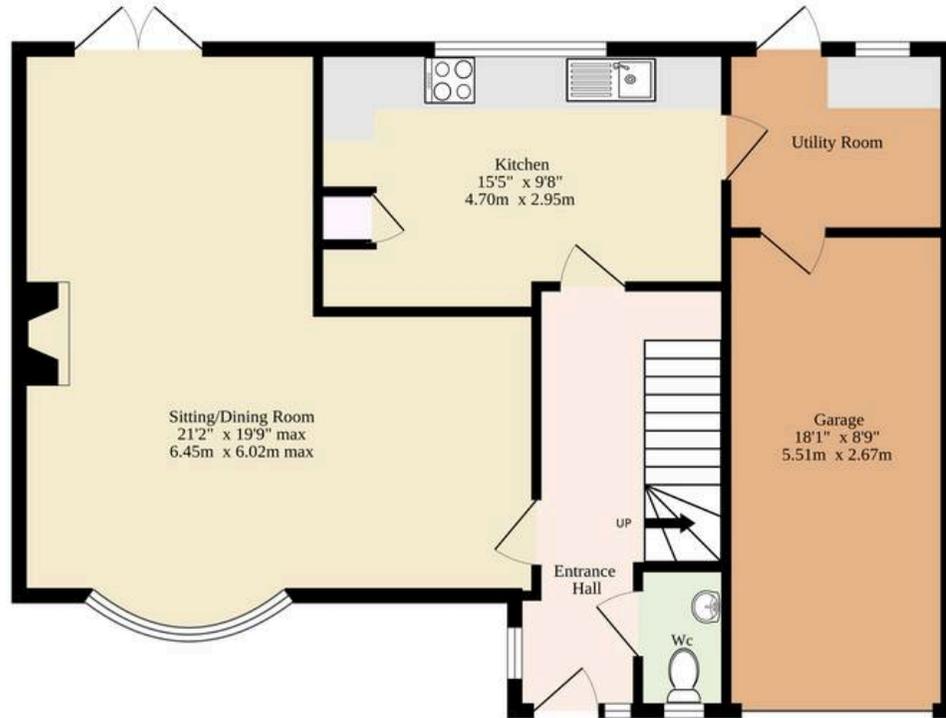
Gas central heating.

Solar panels are owned by Shade Greener.

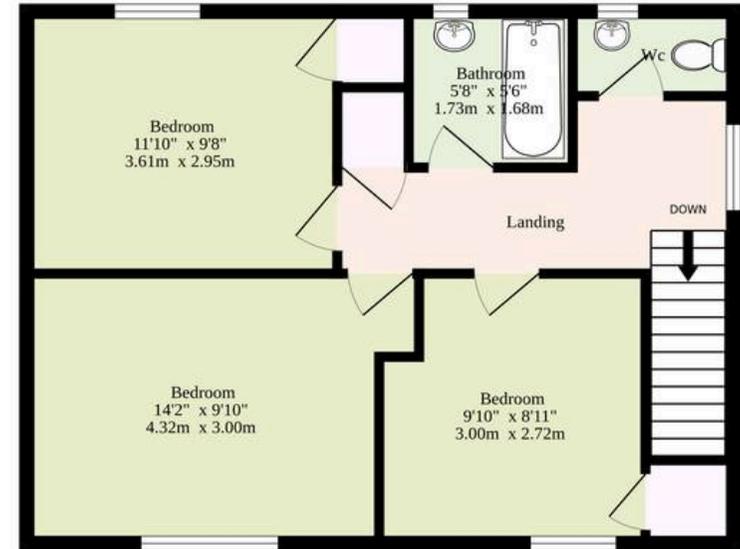


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
871 sq.ft. (80.9 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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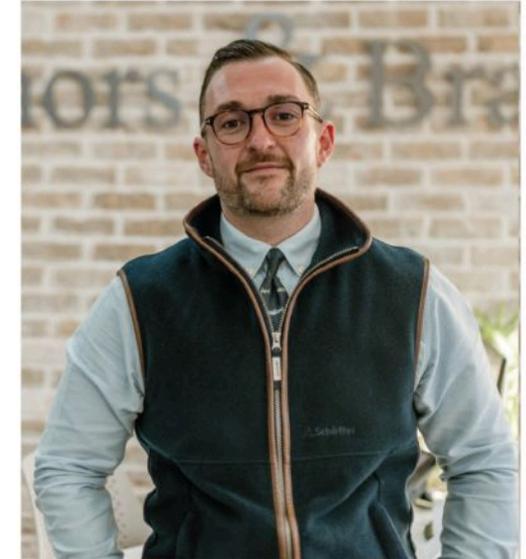
Dreaming of this home? Let's make it a *reality*



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Meet *Curtis*
Listings Director

Minors & Brady

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