



123 Norwich Road, Watton

Thetford



Minors & Brady

Perched in a quietly commanding position, this detached family home exudes an air of understated elegance. Bathed in natural light from carefully positioned bay and curved windows, the interior creates a warm and inviting atmosphere throughout. Beyond the initial impression, the heart of the home is revealed in a stunning kitchen in muted, sophisticated tones, flowing seamlessly into a dining area and multiple reception spaces. The property's layout surprises at every turn, with two staircases offering flexibility and a sense of exploration across the floors. From the master suite to the additional double bedrooms, each space has been thoughtfully proportioned to balance comfort and style. Outside, an expansive garden with patios, decking, and mature greenery provides a private retreat for relaxation or entertaining. Rarely does a property combine classic character, modern updates, and a truly secluded location with such a cohesive and versatile layout.

- Detached four-bedroom family home, originally built in the 1950s, blending period charm with modern living
- Stunning open-plan kitchen in muted, tasteful tones with curved windows filling the space with natural light
- Trio of reception spaces including a snug sitting room with wood burner, formal lounge with bay window, and bright garden room/conservatory
- Two staircases providing a unique and flexible layout
- Spacious master suite with natural light and ample room for furniture
- Three additional generous double bedrooms accessed via a central landing
- Modern family bathroom and refurbished shower room for convenience
- Generous plot with patio, large decked area, and landscaped garden with mature trees and shrubs
- Carriageway driveway offering off-road parking for multiple vehicles
- Traditional garage plus a purpose-built garage suitable for a large vehicle or enthusiasts' use





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The Location

Watton is a charming, traditional market town in the heart of Norfolk, renowned for its welcoming community and vibrant local spirit. Set amidst rolling countryside, it strikes an ideal balance between the peacefulness of rural life and the practical conveniences of modern living. Its streets are lined with a mix of independent shops, boutiques, and essential services, complemented by supermarkets, cafés, pubs, and restaurants that cater to all tastes.

For families, Watton provides excellent educational opportunities with a range of schools catering to children of all ages within easy reach. Healthcare facilities are readily accessible, ensuring peace of mind for residents of all generations. For those who love the outdoors, Watton is perfectly positioned to explore the Norfolk countryside. Scenic walking trails, open fields, and nearby woodlands make it a haven for walkers, cyclists, and nature enthusiasts, offering a true sense of escape from the bustle of city life.

Despite its serene setting, Watton enjoys convenient transport links. It is situated approximately 25 miles from Norwich and 15 miles from Thetford, providing easy access to larger towns and cities for work, leisure, or cultural experiences. Regular bus services and well-connected roads ensure that commuting or day trips across the region are straightforward, allowing residents to enjoy both the tranquility of their town and the opportunities of the wider county.

Beyond its practical advantages, Watton is a place that fosters community. Residents often take part in local events, social clubs, and activities, creating a friendly and inclusive atmosphere where neighbours know one another.



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Set back in a beautiful stance, truly tucked away from the bustle, this stunning detached family home effortlessly blends timeless charm with contemporary living. Originally built in the 1950s, the property has been thoughtfully modernized, offering a cohesive feel throughout its spacious layout. Presented to the highest standard, it provides an exceptional combination of character, versatility, and modern comfort, making it a perfect family retreat.

The ground floor is designed for both relaxed family living and sophisticated entertaining. At its heart lies a stunning open-plan kitchen in muted, tasteful tones, complemented by beautiful curved windows that flood the space with natural light. This area flows seamlessly into a dining space ideal for both everyday meals and larger gatherings. A trio of reception spaces enhances the home's flexibility: a snug sitting room with a feature wood burner, a formal lounge with another bay window and cozy fireplace, and a bright garden room (or conservatory) that offers panoramic views of the landscaped garden, providing a peaceful spot to unwind.

The home's layout is intelligently designed, with two staircases offering added versatility. The main staircase leads to the master suite, a serene and spacious retreat filled with natural light. Three additional double bedrooms provide generous accommodation for family or guests, all accessed from a central landing. The first floor also features a modern family bathroom and a refurbished shower room, perfect for busy households.



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Set on a generous plot, the property boasts extensive outdoor areas. A patio and large decked area provide multiple options for outdoor dining and entertaining, while the garden, predominantly laid to lawn and framed by mature trees and shrubs, creates a private, verdant backdrop. At the front, a charming carriage driveway offers off-road parking for multiple vehicles. The home also benefits from a traditional garage currently used for storage and a purpose-built garage capable of housing a large vehicle, catering perfectly to enthusiasts or multi-car families.

This home combines elegance, comfort, and functionality in a highly sought-after location. With its cohesive layout, flexible living spaces, and beautiful, secluded gardens, it offers an exceptional family lifestyle. From the stunning kitchen with curved windows to the trio of reception rooms, snug sitting area, and conservatory, every detail has been carefully considered to create a home that is both practical and inspiring.

Agents Note

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



Ground Floor
1012 sq.ft. (94.0 sq.m.) approx.

1st Floor
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq.ft. (164.2 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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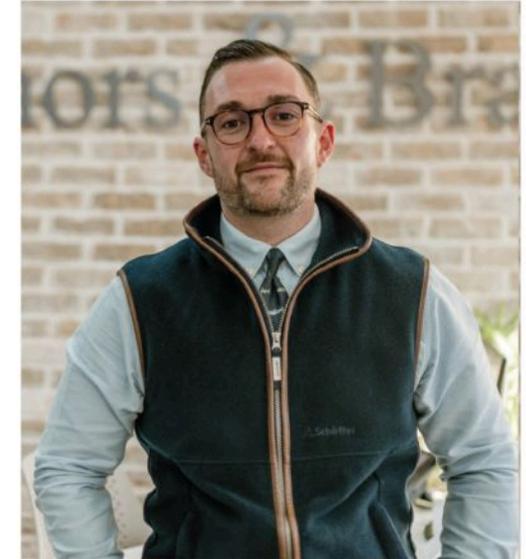
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