



30 Langmere Road, Watton

Thetford



Minors & Brady

30 Langmere Road

Watton, Thetford

Enjoying attractive open field views to the rear, this detached bungalow offers a peaceful setting that immediately sets it apart. Positioned within an established part of Watton, the property combines a sense of space with everyday convenience. A generous driveway and detached garage provide practical parking and storage solutions, well-suited to modern living. Inside, the layout is simple and functional, with light-filled rooms that feel comfortable and easy to maintain. The bedrooms are quietly positioned at the rear, with one opening directly onto the garden, enhancing the connection to the outdoors. The garden itself is well-kept and private, offering a calm space to relax while taking in the open outlook. Overall, it's a home that delivers both practicality and a refreshing sense of tranquillity.

- Detached bungalow set within a quiet and established residential area
- Attractive open field views to the rear, offering a peaceful and private outlook
- Generous driveway providing off-road parking for multiple vehicles
- Detached garage with power and lighting, ideal for storage or secure parking
- Bright and comfortable lounge with plenty of natural light
- Well-arranged kitchen with ample worktop space and storage options
- Two well-proportioned bedrooms, both positioned to the rear for added privacy
- Direct garden access from the second bedroom, enhancing indoor-outdoor living
- Agents Note
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B



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30 Langmere Road

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.

Langmere Road, Watton

Set within an established residential setting in the market town of Watton, this detached bungalow offers a well-balanced combination of comfort, practicality, and outdoor space. Its location provides easy access to everyday amenities, including local shops, schools, and transport connections to nearby towns, making it a convenient choice for a range of buyers seeking a quieter pace without feeling isolated.



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30 Langmere Road

Approached from the front, the property immediately presents a sense of space, with a generous driveway providing parking for multiple vehicles and leading to a detached garage. This practical layout not only caters to modern living but also offers flexibility for storage, hobbies, or secure parking. A modest lawned area at the front softens the approach and adds to the home's welcoming feel.

Inside, the bungalow has a straightforward and functional layout. An entrance porch leads into a central hallway, creating a natural flow through the home. The lounge is bright and comfortable, benefitting from a front-facing window that allows natural light to fill the space. The kitchen is sensibly arranged with ample work surfaces and storage, along with designated space for essential appliances, making it both usable and adaptable for everyday cooking.

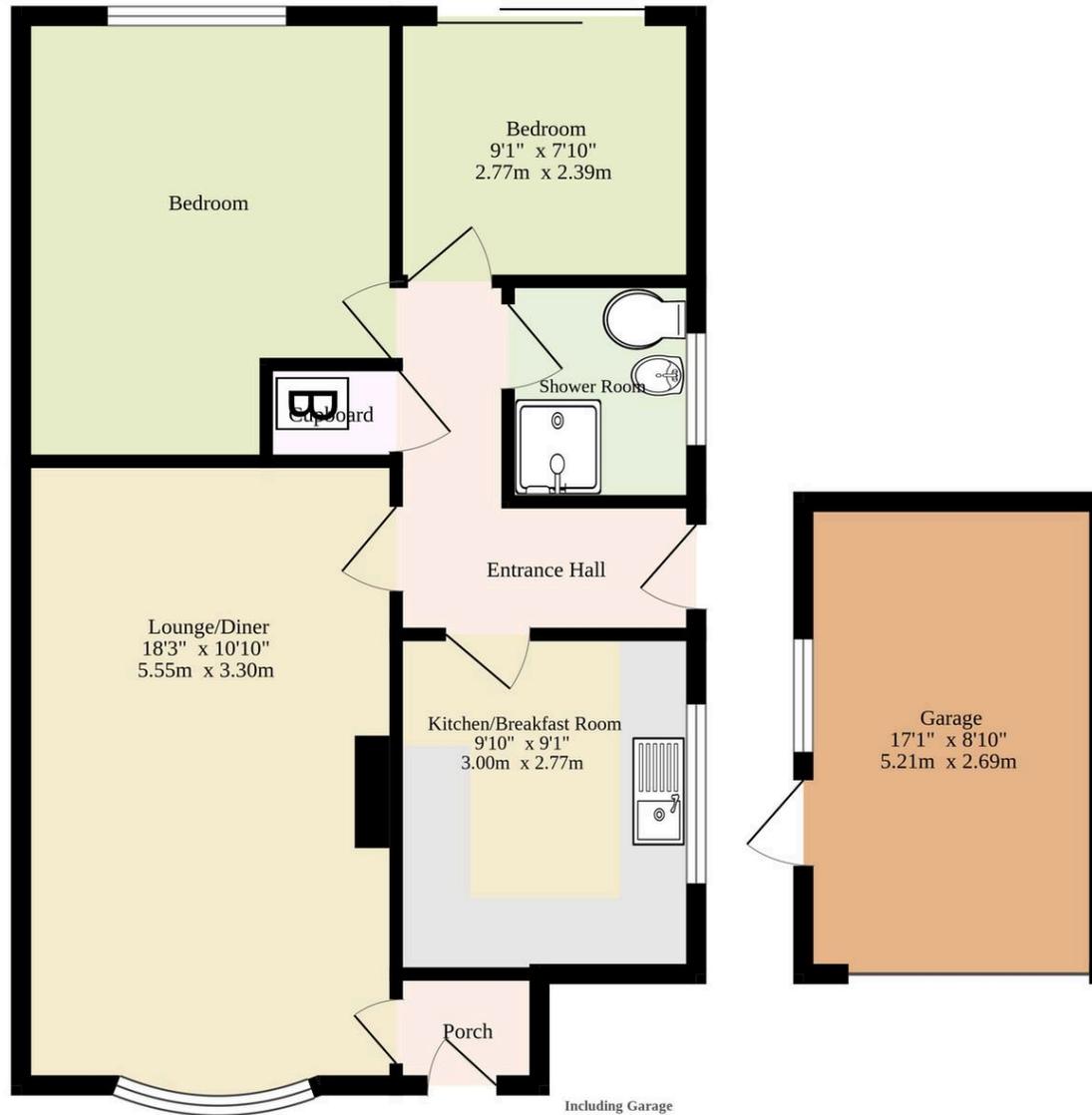
Both bedrooms are well-proportioned and positioned towards the rear of the property, offering a quieter outlook. The second bedroom benefits from direct access to the garden via sliding doors, creating a pleasant connection between indoor and outdoor living. The shower room is fitted with a clean, modern suite, designed with practicality in mind.

The rear garden is a particularly appealing feature of the home. It is mainly laid to lawn and provides a good degree of privacy, with open field views beyond adding to the sense of space and calm. A patio area offers a natural spot for outdoor seating or dining, while an artificial pond and additional garden features bring character without requiring extensive upkeep.

Overall, this property presents a comfortable and manageable home with scope to personalise, set in a location that balances convenience with a more relaxed, semi-rural feel.



Ground Floor
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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Minors & Brady

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