



33 Aircraft Drive, Watton

Thetford



Minors & Brady

# 33 Aircraft Drive

Watton, Thetford

Built by Hopkins Homes in 2020, this beautifully presented end-terrace home offers modern living in a sought-after development with open green views to the front. Finished in a neutral yet stylish palette, the property feels instantly welcoming and has clearly been cared for, making it ready to move straight into. The layout flows effortlessly, perfectly suited to both everyday life and entertaining, with light-filled spaces connecting the living accommodation to the garden. The south-facing outdoor space creates a bright and enjoyable setting for relaxing or hosting throughout the warmer months. Upstairs accommodation is well balanced, with comfortable bedrooms and contemporary bathrooms that reflect the quality found throughout the home. Practical additions such as private parking and garage space further enhance its appeal. Overall, this is a home that blends modern design with warmth, character, and a real sense of comfort.

- Modern end-terrace home built in 2020 by Hopkins Homes
- Turn-key ready condition with stylish, contemporary finishes throughout
- Attractive green views to the front overlooking a communal area
- Sleek neutral gloss fitted kitchen with chrome fixtures
- Open-plan flow with French doors linking the lounge and kitchen/diner
- Patio doors opening from the living space into the garden
- Three well-proportioned bedrooms including a main bedroom with en suite
- South-facing garden ideal for relaxing and entertaining
- Driveway parking leading to a tandem garage
- Thoughtfully decorated with a lovely use of colour creating a warm, homely feel





M&B

# 33 Aircraft Drive

Watton, Thetford

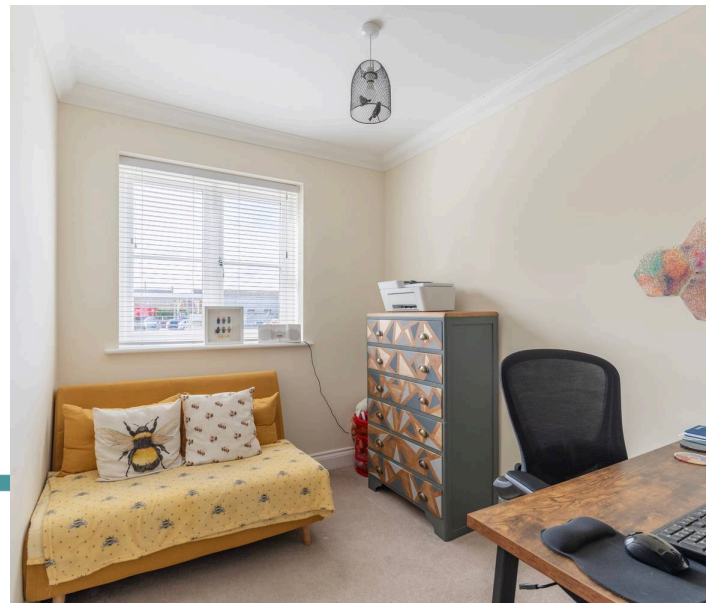
## The Location

Situated on Aircraft Drive, on the edge of the well-served market town of Watton, the property enjoys a convenient yet semi-rural position within central Norfolk. Watton lies approximately 14.5 miles from Thetford, which offers access to Thetford Forest and an extensive network of countryside and woodland walks, ideal for outdoor enthusiasts.

The city of Norwich is around 25 miles away, providing a wider range of shopping, cultural attractions, employment opportunities and onward travel links via road, rail and bus services to other towns and cities.

Watton itself benefits from a strong selection of everyday amenities, including supermarkets, independent shops, cafés, public houses and restaurants, along with schools catering for all age groups, a doctors' surgery and additional community facilities.

Aircraft Drive is set within an established residential area, with nearby green spaces and open surroundings that contribute to a quieter setting while remaining close to the town centre. The surrounding Norfolk countryside offers scenic routes and attractive rural views, giving residents the balance of practical town living with the feel of being close to nature.



## 33 Aircraft Drive

Watton, Thetford

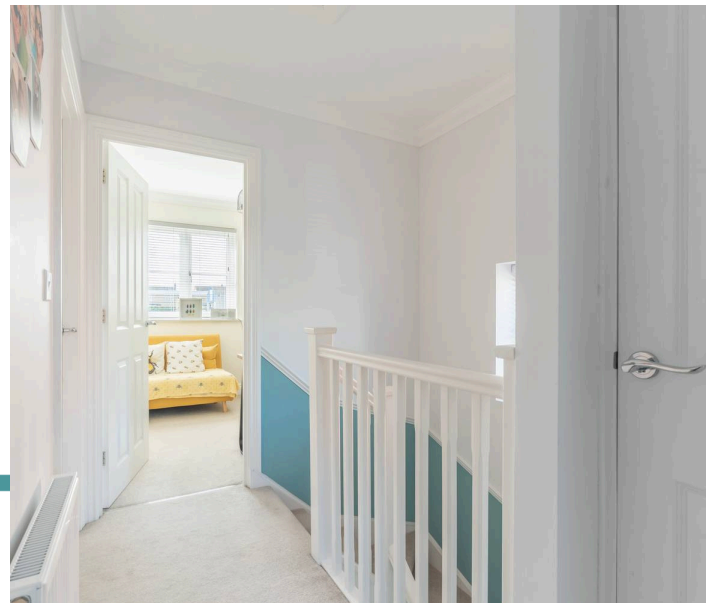
### Aircraft Drive, Watton

This modern end-terrace home, built in 2020 by the well-regarded Hopkins Homes, is perfectly positioned within a popular residential development and enjoys attractive green views across the communal area to the front. Beautifully presented throughout, the property is truly *turn-key ready*, offering a stylish yet welcoming atmosphere that will immediately appeal to a wide range of buyers.

The ground floor has been thoughtfully designed for both everyday living and entertaining. A sleek, neutral gloss fitted kitchen with contemporary chrome fixtures forms the heart of the home, providing a clean and modern finish while remaining highly practical. The kitchen/diner flows seamlessly into the sitting room via elegant French doors, creating a wonderful sense of space and flexibility.

From here, further patio doors open directly into the garden, allowing natural light to pour through and effortlessly blending indoor and outdoor living. A handy cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from its own en suite shower room, offering comfort and privacy. Two further bedrooms are serviced by a modern family bathroom, making the layout ideal for families, guests, or home working.



M&B

## 33 Aircraft Drive

Watton, Thetford

Throughout the property there is a lovely use of colour and thoughtful décor, adding personality and warmth while maintaining a cohesive, contemporary feel.

Externally, the home continues to impress. The garden is well proportioned with an attractive layout and enjoys a bright, sunny aspect, making it perfect for relaxing or entertaining. A driveway provides off-road parking and leads to a tandem garage, offering excellent storage and versatility. With its green outlook, modern finish, and homely yet stylish presentation, this is a property that effortlessly combines comfort, practicality, and modern living.

### Agents Note

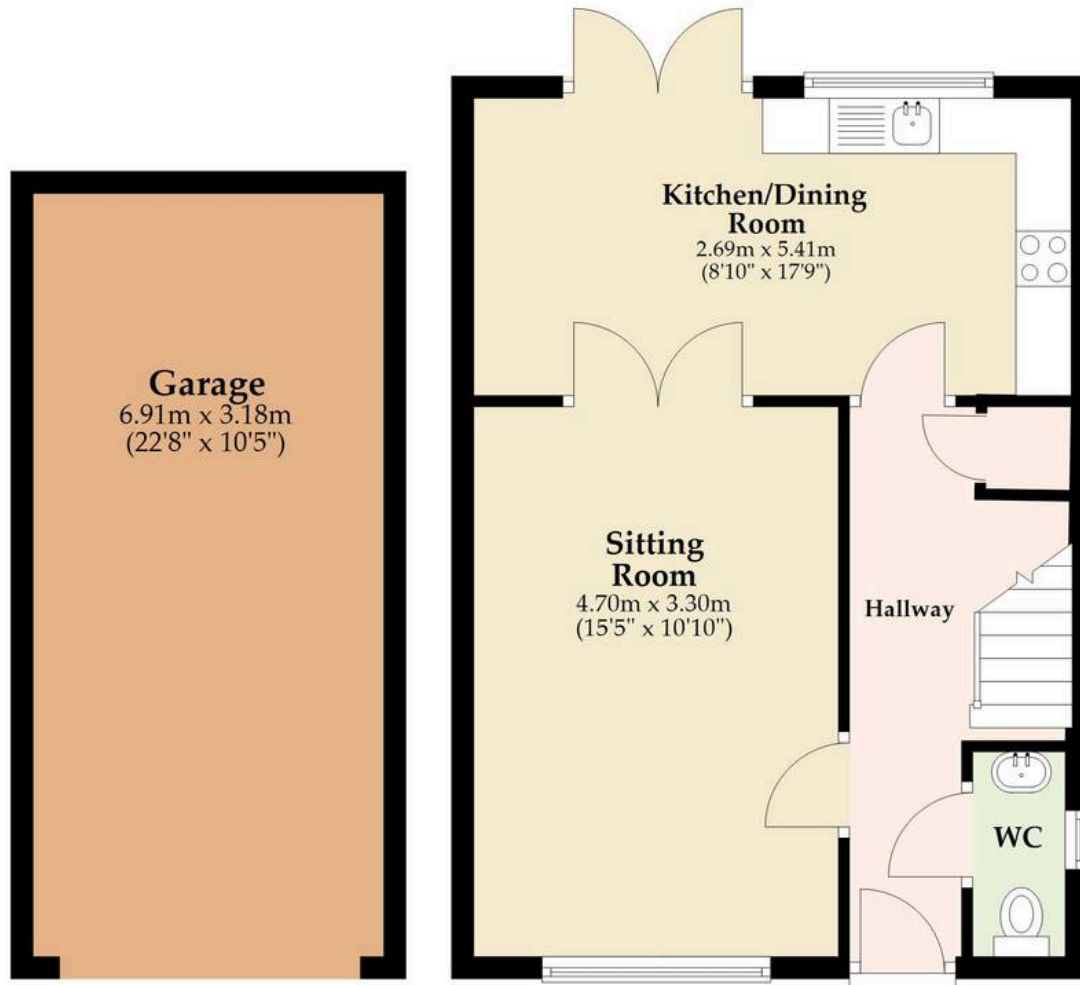
This property will be sold freehold & connected to mains water, electricity, gas and drainage.



M&B

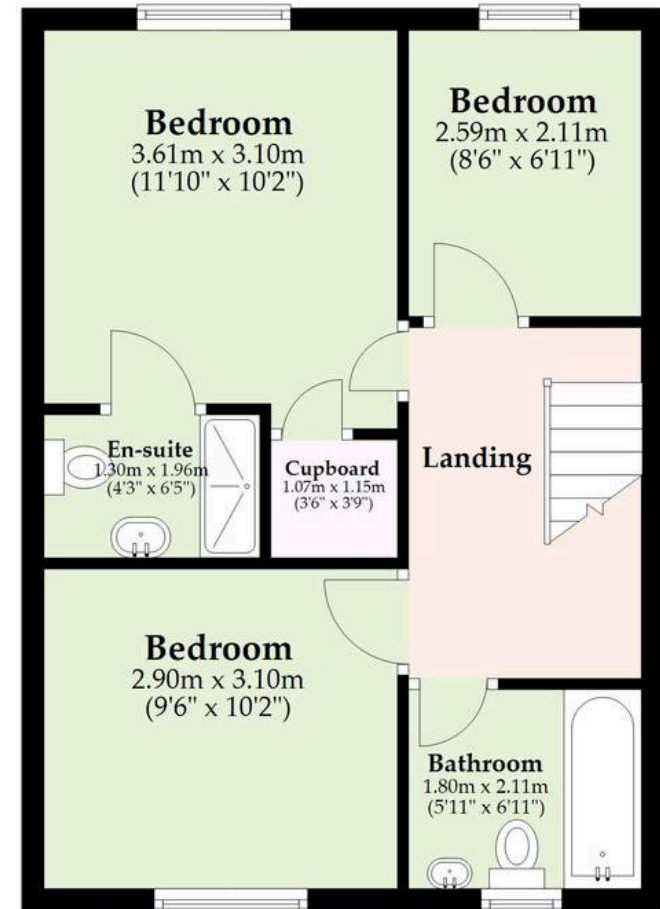
## Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*  
Branch Manager



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

## Minors & Brady

*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)