



22 Wessingham Road, Watton

Thetford



Minors & Brady

# 22 Wessingham Road

Watton, Thetford

This modern three-bedroom home, built in 2024, offers contemporary living in a growing and well-connected development. Designed with comfort and efficiency in mind, it features solar panels, high-quality finishes and thoughtful upgrades throughout. The spacious lounge and open-plan kitchen/dining area create an inviting setting for everyday living and entertaining. A utility room and cloakroom add valuable practicality, while the principal bedroom benefits from its own ensuite. The south-facing garden provides a bright and private outdoor retreat, ideal for relaxing or dining in the warmer months. With a driveway, garage and nine years remaining on its NHBC warranty, the property offers both reassurance and convenience.

- Modern three-bedroom home constructed in 2024
- Nine years remaining on the NHBC warranty
- Built by reputable developers Barratt Homes
- Energy-efficient design including solar panels
- Bright lounge with fitted storage
- Stylish kitchen/diner with integrated appliances
- Utility room and ground-floor cloakroom
- Principal bedroom with private ensuite
- South-facing rear garden with patio and lawn
- Driveway and garage providing secure parking and storage





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## 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

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## Wessingham Road, Watton

This beautifully maintained three-bedroom home, built in 2024 by respected developers Barratt Homes, offers modern living in a growing and well-planned community. With nine years remaining on its NHBC warranty and the added benefit of solar panels, the property provides both reassurance and energy-efficient features that appeal to today's buyers. The current owners have taken great care to enhance the original specification with thoughtful upgrades, giving the home a refined and welcoming feel throughout.

The entrance hall sets a calm and contemporary tone, offering a practical space that leads naturally into the main living areas. The lounge is bright and inviting, designed for comfort and everyday relaxation, and includes a fitted storage cupboard that helps keep the space organised. Flowing from the lounge, the kitchen and dining area forms the heart of the home. It is fitted with a stylish range of units and integrated appliances, creating a sleek and functional environment for cooking and entertaining.

French doors open directly onto the rear garden, allowing natural light to fill the room and offering an effortless connection to outdoor living. A separate utility room provides valuable additional storage and laundry space, while the adjoining cloakroom adds further convenience.



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Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys its own ensuite shower room, offering a private retreat at the end of the day. The remaining bedrooms are equally versatile, suitable for children, guests or home-working, and are served by a modern family bathroom finished to a high standard.

Outside, the home enjoys a peaceful and attractive setting. A private driveway leads to the garage, providing secure parking or extra storage options. The front garden is neatly landscaped with a lawn and planted borders that add colour and charm. To the rear, the south-facing garden is a standout feature — fully enclosed, thoughtfully planted and designed to be enjoyed throughout the day. A patio area offers the perfect spot for outdoor dining, while the lawn and surrounding borders create a relaxing and low-maintenance space. A side gate provides easy access to the front of the property.

This is a home that combines modern design, energy-efficient features and a carefully considered layout, all presented in exceptional condition and ready to be enjoyed by its next owners.

### Agents Note

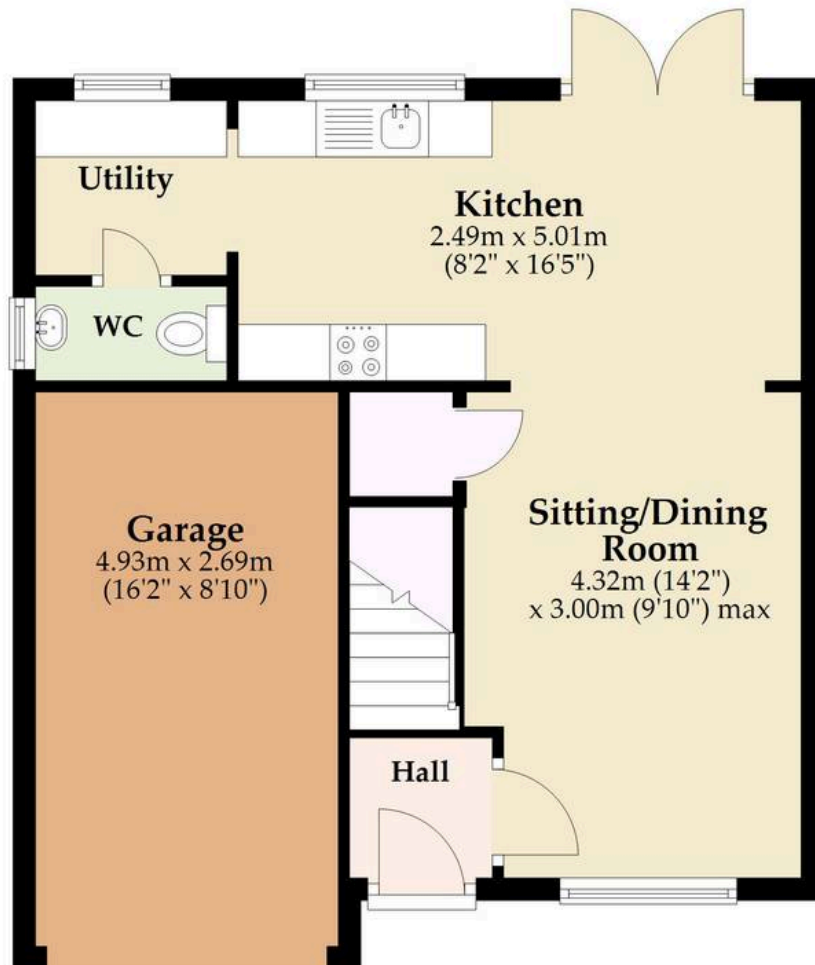
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Service charge: £150 paid annually.



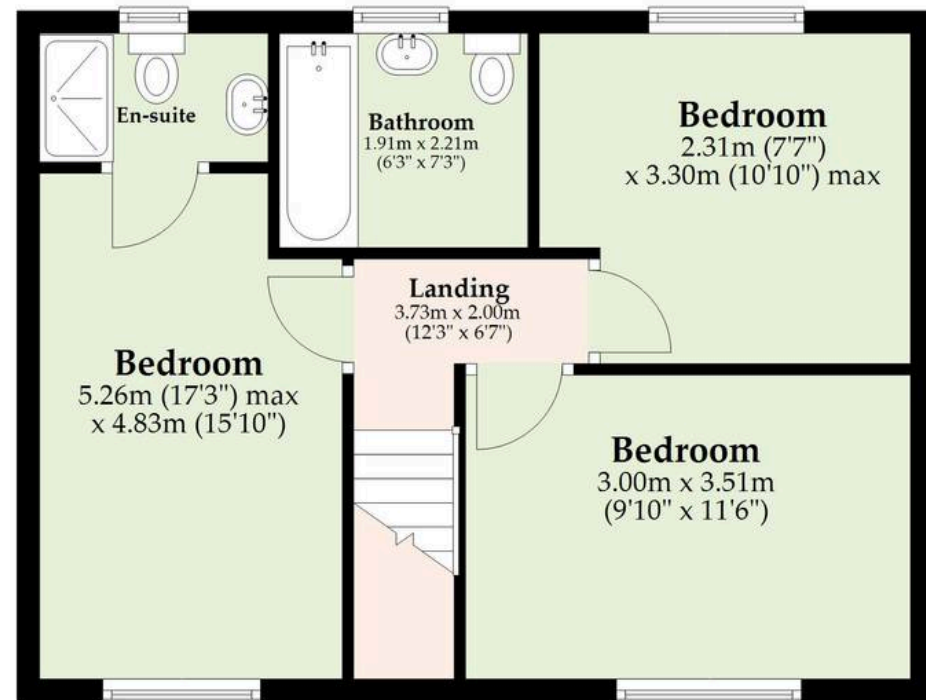
## Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



## First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 102.6 sq. metres (1104.6 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.

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