



2 Field Maple Road, Watton

Thetford



Minors & Brady

2 Field Maple Road

Watton, Thetford

Step through the door of this beautifully renovated detached home and immediately feel the sense of space, light and comfort that makes family life so effortless. Situated on a generous corner plot in the heart of Watton, the property combines contemporary style with practical living, offering versatile rooms to relax, entertain or work from home. Three well-proportioned reception spaces, including a bright living room flowing into a conservatory and a double-aspect dining room, provide flexibility to suit every lifestyle. The kitchen is thoughtfully designed with stylish cabinetry, integrated appliances and a feature brick wall, while upstairs three comfortable bedrooms, including a principal suite with en-suite, offer privacy and calm. Outside, a south-facing, sun-trap garden with patio, lawn and planted borders creates an inviting space for outdoor dining or quiet relaxation, completing a home that is both ready to move into and designed to be lived in fully.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Pressurised central heating system.

Loft space for storage use.



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- Fully renovated detached residence offering ready-to-move-in accommodation, positioned on a generous corner plot in the market town of Watton
- Modern kitchen fitted with navy cabinetry, quality worktops, integrated appliances, patterned floor tiles and a feature brick wall
- Bright and spacious living room featuring herringbone flooring, a contemporary media wall, and sliding doors opening into the conservatory with garden views
- Formal double-aspect dining room, flexible for use as a home office or additional bedroom
- Three well-proportioned bedrooms, including a principal suite with built-in wardrobes and private en-suite
- Family bathroom with a classic three-piece suite serving the additional bedrooms
- South-facing garden providing a sunny, private outdoor space with patio, lawn and raised planted borders
- Off-road parking for multiple vehicles and garage providing storage space
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



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Watton

Field Maple Road is a residential street located on the edge of Watton, a market town in the Breckland district of Norfolk.

The road sits within a quiet neighbourhood of mainly detached and semi-detached homes, making it well suited for families and those looking for a settled community feel. Its proximity to Watton town centre, just a short walk or cycle, means everyday amenities are within easy reach. Along the High Street, residents can access independent shops, a small supermarket, cafés, a post office, and local service outlets, while periodic markets and community events keep the town active and connected.

For families, the area is served by nearby schools. Watton Westfield Infant and Nursery School and Watton Junior School are close by for younger children, while older pupils typically attend Wayland Academy, the town's secondary school. Transport links are convenient for a Norfolk market town: bus routes connect Watton to Norwich, Thetford, and surrounding towns, while the nearby A1075 and A1065 roads provide access to the wider region. The surrounding countryside offers green spaces, walking paths, and recreational areas, giving residents a balance between small-town living and access to outdoor Norfolk landscapes.



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This beautifully presented three-bedroom detached residence has been thoughtfully renovated throughout to offer a stylish and turn-key home, ideal for modern family living. Situated on a generous corner plot, the property combines well-proportioned interiors with a high standard of finish, creating a home that is both practical and inviting. With three reception rooms and flexible accommodation, it adapts effortlessly to a variety of lifestyle needs.

A welcoming entrance hall, bright and airy, sets the tone for the home. An understairs WC adds convenience for family and guests. The principal living room is both spacious and elegantly styled, featuring herringbone flooring and a contemporary media wall that provides a focal point for relaxation and entertaining. Sliding doors open into the conservatory, extending the reception space and offering views over the garden.

The formal dining room enjoys a double-aspect outlook, flooding the space with natural light. Beautifully decorated, this versatile room could also serve as a home office or additional bedroom if required.

The kitchen is fitted with stylish navy cabinetry and quality worktops, equipped with an integrated oven, induction hob and dishwasher. There is also space for a tall fridge/freezer. Patterned floor tiles and a feature brick wall add character, creating a practical yet visually appealing space.



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On the first floor, three well-proportioned bedrooms provide comfort and privacy. Each is finished with elegant wall panelling and neutral décor, creating a calm and inviting atmosphere.

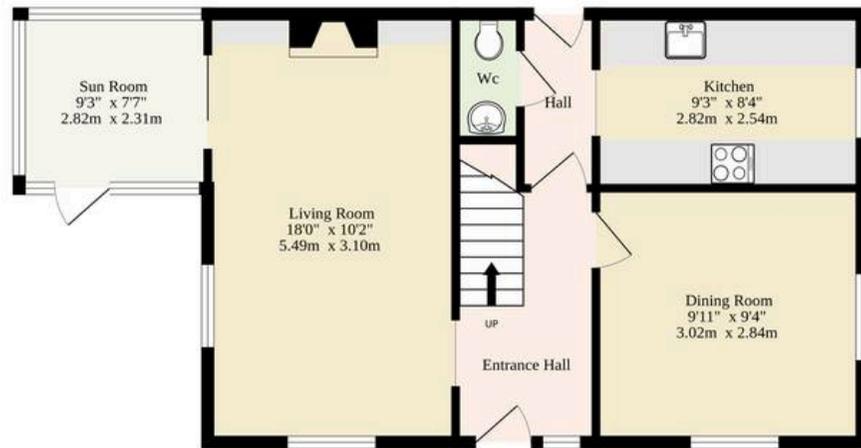
The principal bedroom features built-in wardrobes and a private en-suite shower room with a modern three-piece suite. The remaining bedrooms are served by a family bathroom, comprising a classic three-piece suite.

The property benefits from a private, south-facing garden, a true sun-trap that maximises daylight throughout the day. The garden is thoughtfully arranged with a patio for seating and outdoor dining, a laid-to-lawn area and raised planted beds that wrap around the side of the property, adding colour and greenery.

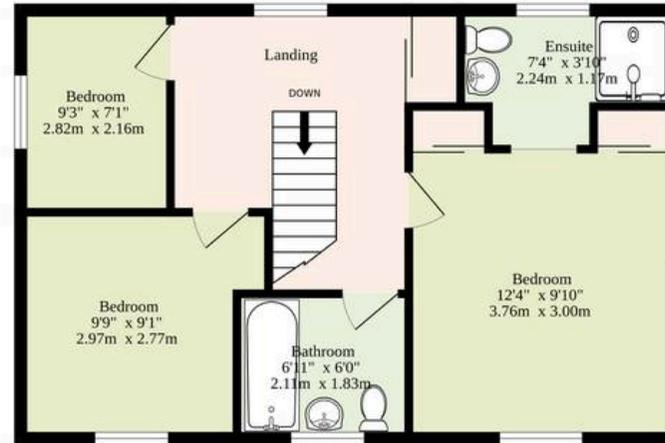
A driveway at the rear provides off-road parking for multiple vehicles and leads to a garage, offering useful storage space. The overall plot size and layout enhance the home's appeal, providing flexibility and potential for future use



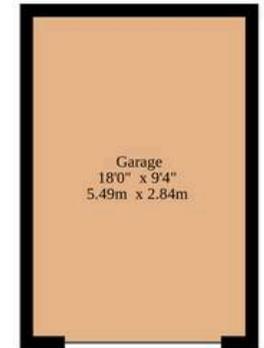
Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



1st Floor
446 sq.ft. (41.4 sq.m.) approx.



Garage
169 sq.ft. (15.7 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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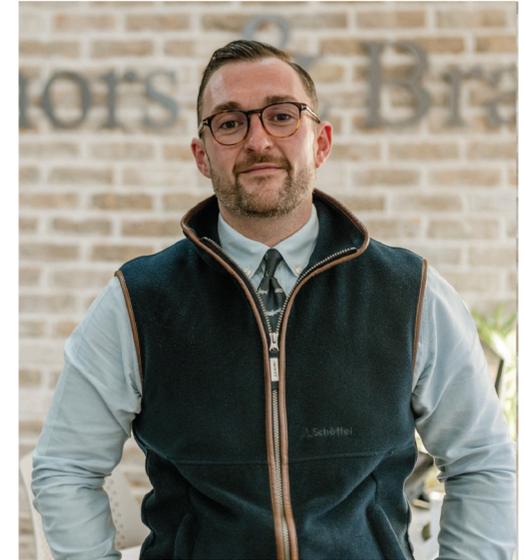
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Listings Director

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