



1 Wessingham Road, Watton

Thetford



Minors & Brady

1 Wessingham Road

Watton, Thetford

A standout nearly-new detached home set on a generous corner plot, offering modern living with impressive space both inside and out. This four-bedroom property is ideal for family life, combining a stylish interior with practical features and a large garden. The ground floor provides a well-balanced layout, including a comfortable sitting room, a versatile dining space, and a contemporary kitchen with island and patio doors to the garden. Upstairs, four well-proportioned bedrooms include a main bedroom with en-suite, creating a private and comfortable retreat. Externally, the sizeable garden with lawn, patio, and greenery adds to the home's appeal, while a tandem driveway and garage provide ample parking. With solar panels and the remainder of an NHBC warranty, this is a smart, energy-conscious home ready to enjoy.

- Four-bedroom detached Barrett home on a generous corner plot
- Only one year old with approximately nine years remaining on NHBC warranty
- Excellent kerb appeal with modern exterior and solar panels
- Spacious kitchen with central island and integrated appliances
- Patio doors opening onto the garden, ideal for indoor-outdoor living
- Separate sitting room and versatile dining/reception room
- Ground floor WC for added convenience
- Main bedroom with en-suite shower room
- Large rear garden with lawn, patio, and established greenery
- Tandem driveway and garage providing ample off-road parking



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The Location

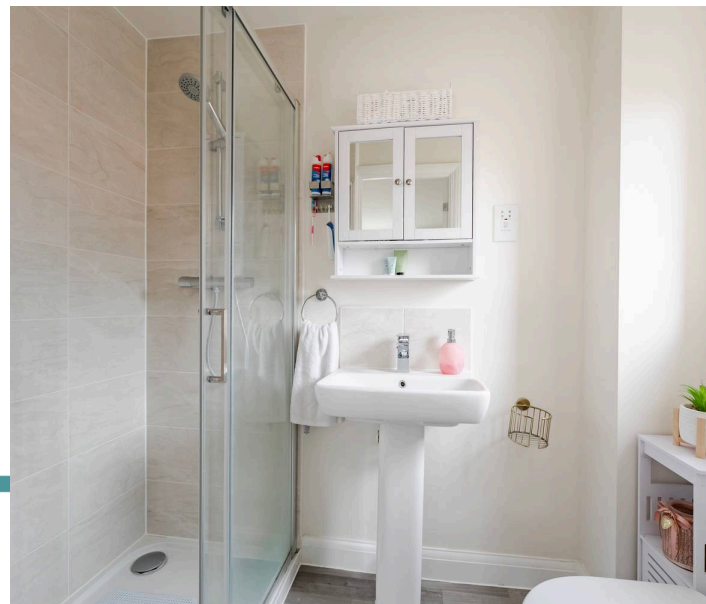
Watton is a traditional Norfolk market town with a welcoming community feel and a wide range of local amenities.

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.



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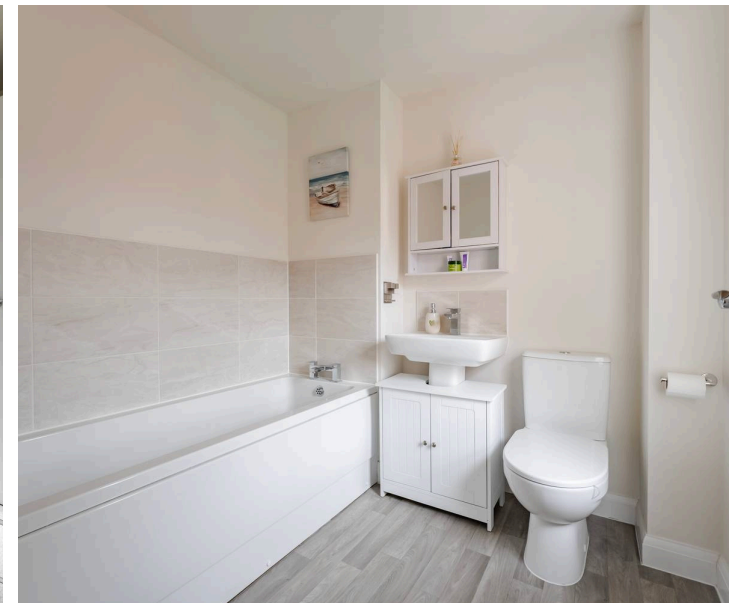
Watton, Thetford

Wessingham Road, Watton

Situated on the edge of Watton, this nearly new four-bedroom detached Barrett home occupies a desirable corner plot and offers excellent kerb appeal, enhanced by the addition of solar panels for improved energy efficiency. With only one year of ownership and approximately nine years remaining on the NHBC warranty, the property provides peace of mind alongside modern, high-quality living.

The home is approached via a tandem driveway leading to a garage, providing ample off-road parking. Internally, the accommodation begins with a welcoming entrance hall, setting the tone for the well-proportioned and thoughtfully arranged layout. The sitting room offers a comfortable and inviting space to relax, while a separate dining room provides versatility, equally suited as a formal dining area, home office, or additional reception room. A convenient ground floor WC adds further practicality.

At the heart of the home is the kitchen, designed with modern family living in mind. Featuring a central island and integrated appliances, the space offers both functionality and style. Patio doors open directly onto the garden, allowing natural light to flood in while creating a seamless connection between indoor and outdoor living.



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Upstairs, the property offers four bedrooms, providing ample accommodation for families or those requiring additional space. The main bedroom benefits from an en-suite, offering a private and comfortable retreat, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with a generously sized garden, particularly notable for its scale and layout. The space includes a lawn area, patio for outdoor dining, and climbing greenery that adds character and privacy. There is also access to the garage from the garden, enhancing both convenience and usability.

Overall, this is a fantastic family home that combines modern design, practical features, and a generous plot, all positioned within a popular and well-connected setting on the edge of Watton.

Agents Note

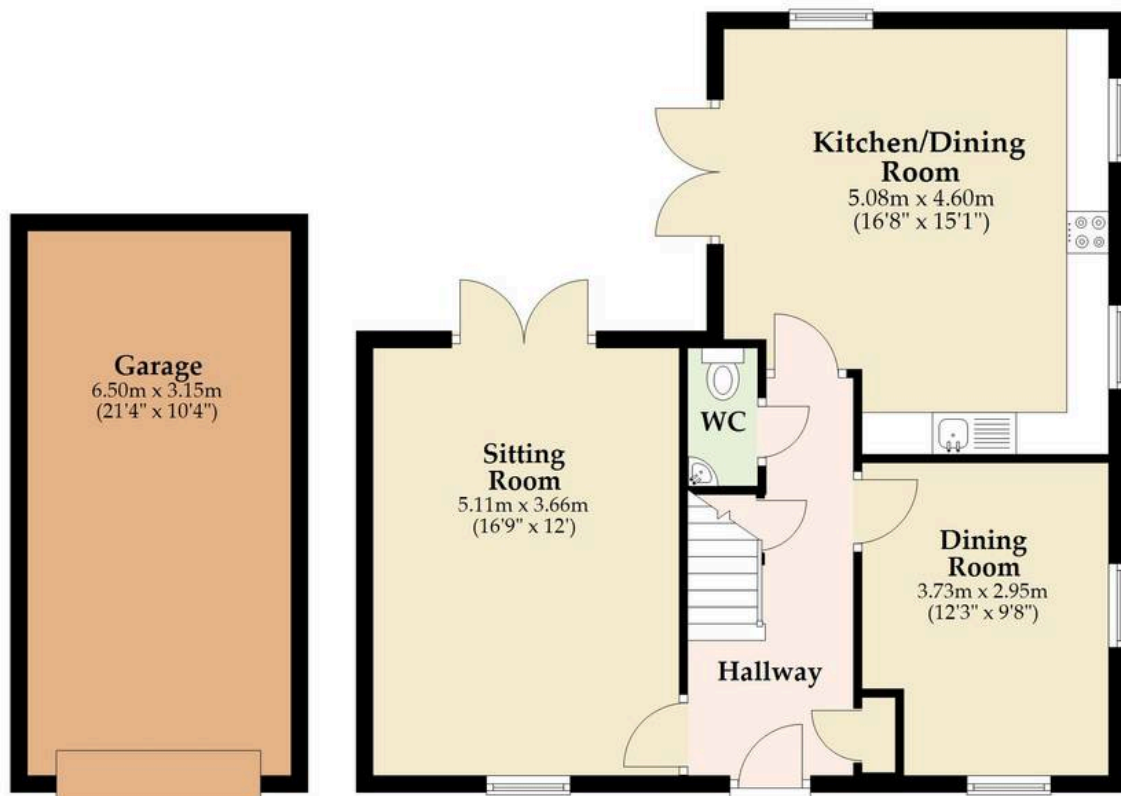
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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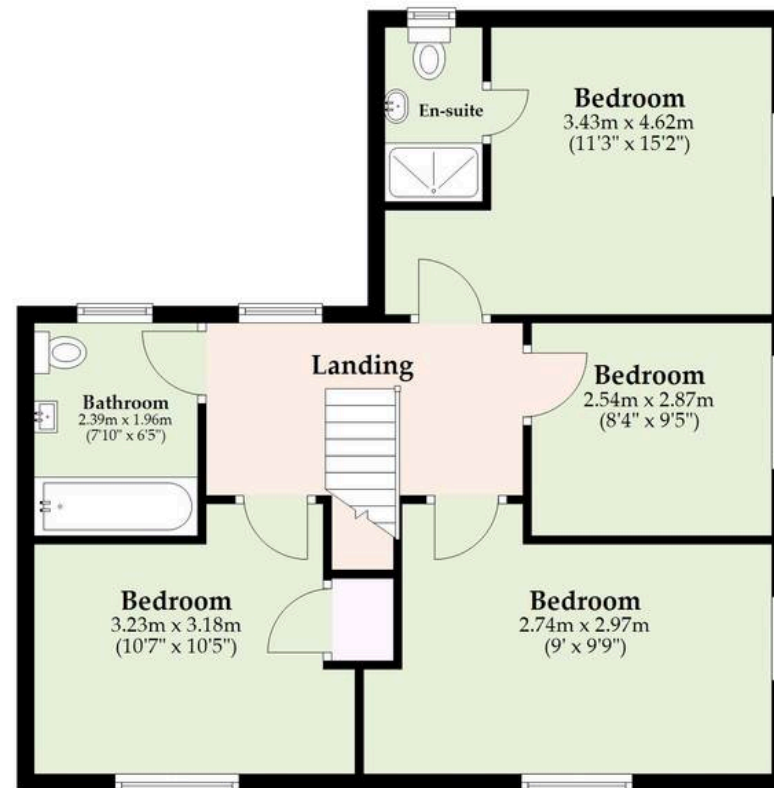
Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.2 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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Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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