



6 Fairhead Way, Watton

Thetford



Minors & Brady

## 6 Fairhead Way

A fantastic opportunity to own a spacious four-bedroom detached home with a standout south-facing garden, located within a quiet and sought-after part of Fairhead Way. This well-presented property offers generous and well-balanced accommodation, including a bright front-facing living room and a modern kitchen diner with integrated appliances and direct access to the garden. Designed with family living in mind, the home provides four well-proportioned bedrooms, with the benefit of an en-suite to the master and a separate family bathroom. Outside, the rear garden creates a true oasis, featuring a combination of lawn and patio alongside established shrubbery, climbing greenery, flowering plants and a small pond. A tandem driveway and garage offer practical off-road parking and storage solutions. The vendors also note the property is energy efficient, adding to its overall comfort and appeal.

- Spacious four-bedroom detached home in a sought-after Fairhead Way location
- Positioned within a quiet and well-established residential estate
- Generous tandem driveway providing ample off-road parking
- Garage offering additional storage or practical workspace
- Bright and comfortable front-facing living room filled with natural light
- Modern kitchen diner with integrated appliances and direct garden access
- Four well-proportioned bedrooms, ideal for family living or home working
- En-suite to the master bedroom alongside a family bathroom
- Beautifully landscaped south-facing garden with lawn, patio and small pond
- Vendors advise the property is energy efficient, enhancing day-to-day living





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## 6 Fairhead Way

### The Location

Fairhead Way occupies a peaceful residential setting on the edge of Watton, offering a balance between everyday convenience and a quieter, more relaxed pace of life. The surrounding area is well-established and popular with families, professionals and downsizers alike, thanks to its practical layout and easy access to a wide range of amenities.

Within a short distance, you'll find a selection of local shops, supermarkets and essential services, making day-to-day errands simple and manageable. Watton itself provides a broader mix of conveniences, including independent cafés, takeaways, salons and healthcare facilities such as doctor's surgeries and pharmacies. Regular bus services run through the town, helping to connect residents with nearby villages and larger centres without the need to rely entirely on a car.

For families, the location is particularly appealing, with a choice of schools catering to different age groups nearby, contributing to the area's long-standing reputation as a family-friendly neighbourhood. Open green spaces are also close at hand, giving residents the opportunity to enjoy outdoor activities without venturing far from home.

Watton Sports Centre is just a few minutes' drive away, offering facilities for fitness, sports and community activities, while nearby walking routes and country lanes present further options for fresh air and recreation. These small but valuable lifestyle benefits help make the area feel both active and well-rounded.

For those needing to travel further afield, the A1075 is easily accessible, providing a direct link to Dereham and Thetford. This makes commuting or accessing larger shopping and employment centres straightforward, while still allowing you to return home to a quieter setting at the end of the day.



## 6 Fairhead Way

Watton, Thetford

### Fairhead Way, Watton

Situated within a quiet and well-regarded estate on Fairhead Way, this attractive four-bedroom detached home offers generous living space, practical features and a beautifully arranged south-facing garden, making it a fantastic option for family living.

The property is approached via a tandem driveway, providing off-road parking for multiple vehicles and leading to a garage, ideal for storage or additional utility space. Inside, the entrance hall welcomes you into the home and provides access to a convenient ground floor WC.

The living room is positioned to the front, enjoying a large window that fills the space with natural light and creates a comfortable setting for relaxing.

To the rear, the kitchen diner forms the heart of the home, offering a sociable and functional space for everyday living and entertaining. The kitchen is fitted with integrated appliances and provides ample storage and worktop space, with direct access out to the rear garden, allowing for an easy indoor-outdoor flow.

Upstairs, there are four well-proportioned bedrooms, offering flexibility for family life, guests or home working. The master bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom.



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Outside, the rear garden creates a true oasis. South-facing in orientation, it enjoys plenty of natural sunlight throughout the day and features a combination of lawn and patio areas.

A variety of established shrubbery, climbing greenery and flowering plants add colour and texture, while a small pond provides an additional focal point and sense of tranquillity.

The vendors have also advised that the home is energy efficient, contributing to its overall appeal as a comfortable and practical place to live. Altogether, this is a spacious and well-located property set within a peaceful residential setting.

### Agents Note

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

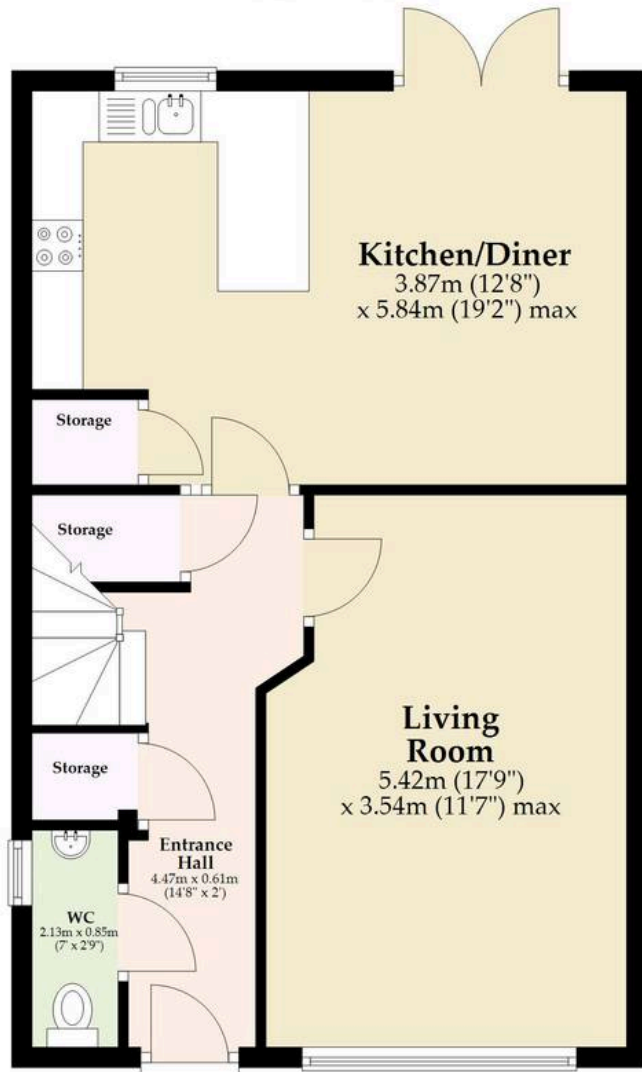
Maintenance charge: £144 paid annually.



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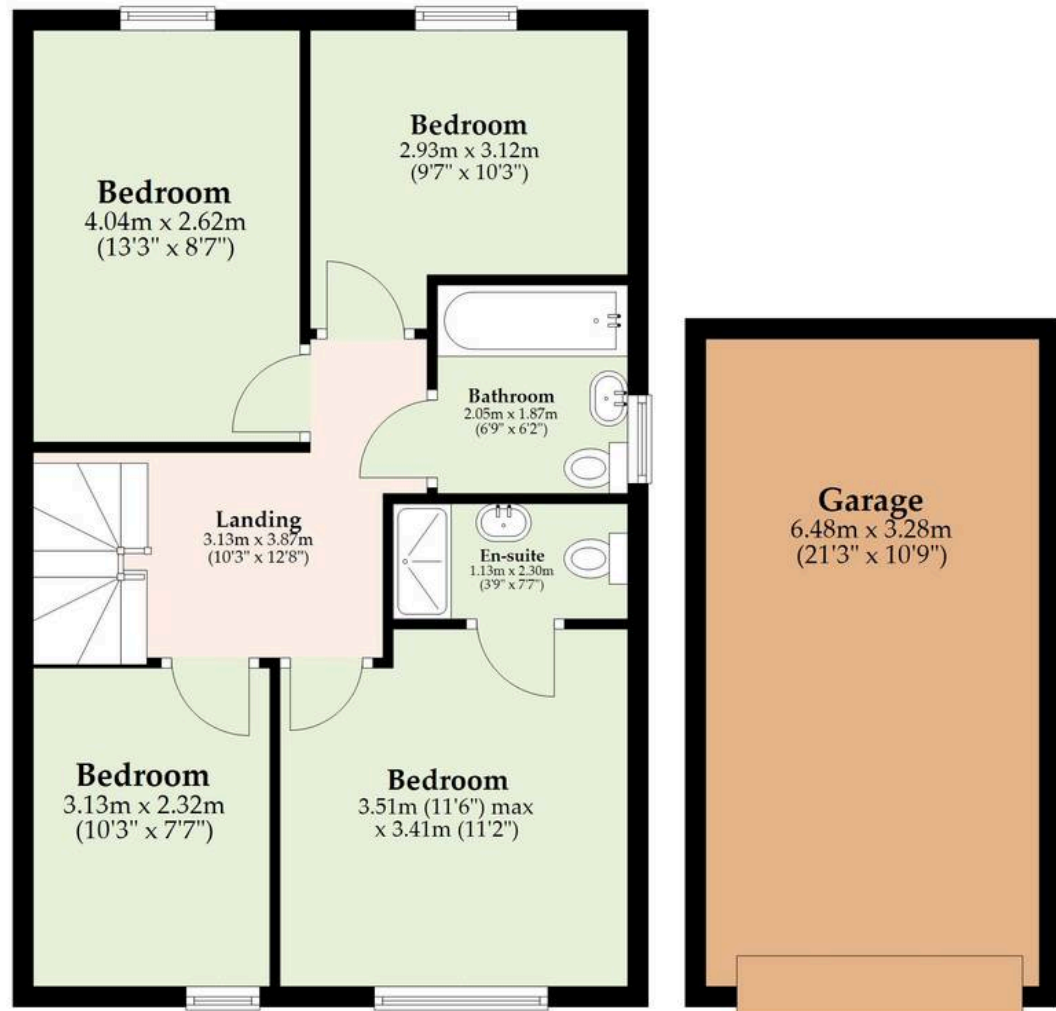
## Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)  
(excluding Entrance Hall, WC)



## First Floor

Approx. 75.9 sq. metres (817.4 sq. feet)



Total area: approx. 119.4 sq. metres (1285.5 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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