



27 Bluebell Close, Watton

Thetford



Minors & Brady

## 27 Bluebell Close

Watton, Thetford

There's an immediate sense of welcome as you arrive at this well-presented family home, positioned within a cul-de-sac in the Norfolk town of Watton. Thoughtfully arranged for modern living, it offers bright interiors, flowing reception spaces and practical touches such as energy-efficient solar panels. The ground floor connects naturally from the kitchen through to the living and garden rooms, creating a sociable backdrop for everyday life and relaxed entertaining. Upstairs, four comfortable bedrooms provide flexibility for families, guests or home working, complemented by a private en-suite to the principal room. Outside, the low-maintenance garden extends the living space further, with areas designed for unwinding, hosting and enjoying the outdoors throughout the seasons. Altogether, it's a home that feels settled, practical and ready for its next chapter.



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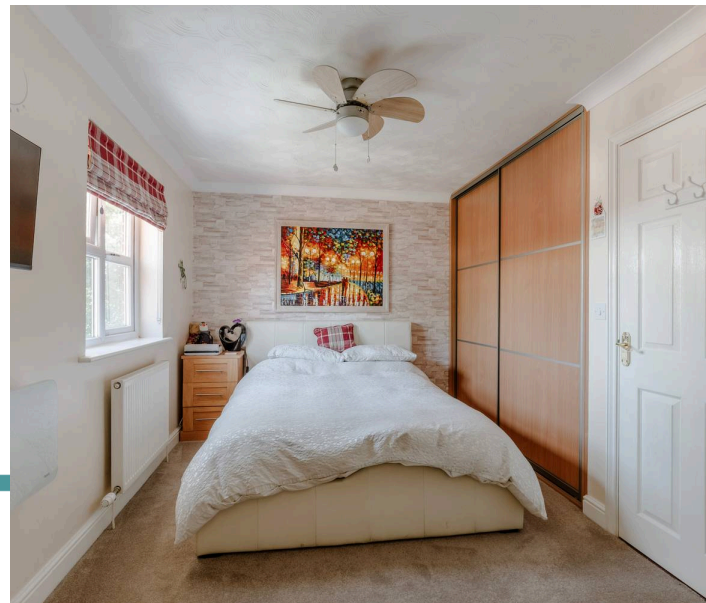


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Watton, Thetford

- Beautiful family home positioned down a quiet cul-de-sac in the Norfolk town of Watton, with easy access to a range of essential amenities
- Kerb appeal with a brick-weave driveway, a garage for storage use and energy efficient solar panels
- Kitchen is fitted with cabinetry, an integrated oven, a dishwasher, plumbing for a washing machine and space for a fridge/freezer
- Spacious living/dining room that opens into the garden room, creating an effortless flow for everyday living and entertaining
- Garden room that extends the reception space, showcasing sliding doors and views of the garden, with underfloor heating for year-round enjoyment
- Four lovely-sized bedrooms offering comfort and privacy, one of which is a principal bedroom with a private en-suite shower room
- Family bathroom comprising of a three-piece suite, including a bathtub, a hand wash vanity and a WC, with tiled walls
- A private, low-maintenance garden featuring a raised patio for outdoor seating, an artificial lawn, a dedicated spot for a hot tub, established planting and a summerhouse/storage shed



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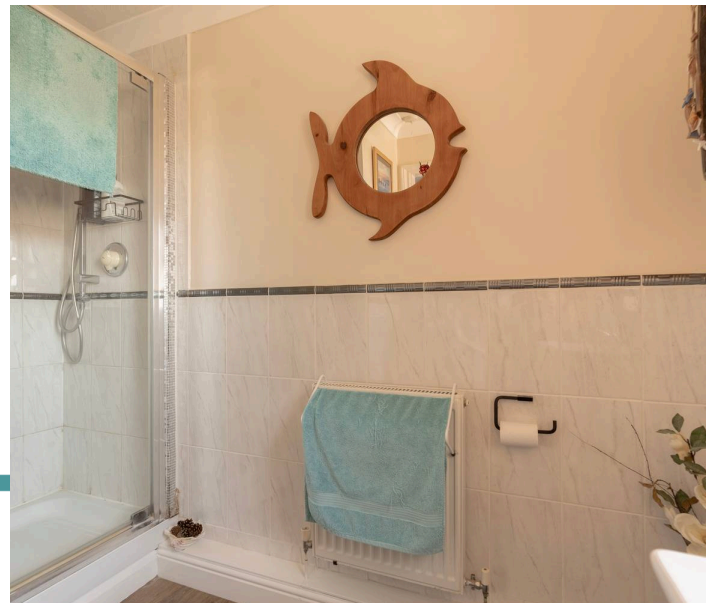
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Watton, Thetford

### Watton

Bluebell Close sits on the quieter edge of Watton, giving it a calm residential feel while keeping day-to-day amenities close at hand. The area is made up of modern homes with easy access to green space and local walking routes, making it well-suited to anyone who enjoys a slower, more spacious pace of life. For shopping, residents have Tesco Superstore and Lidl nearby for full weekly-shop convenience, along with smaller local options in the town centre. Families benefit from having Wayland Academy, Watton Junior School, and Westfield Infant & Nursery School all within easy reach.

Transport links are straightforward, with regular bus services connecting Watton to Norwich, Thetford, Dereham, and surrounding villages, and simple road access for wider travel. The lifestyle here leans towards practical comfort, local cafés, independent shops, and community facilities are close enough to reach without hassle, while the surrounding countryside offers plenty of open space for walking and outdoor time.



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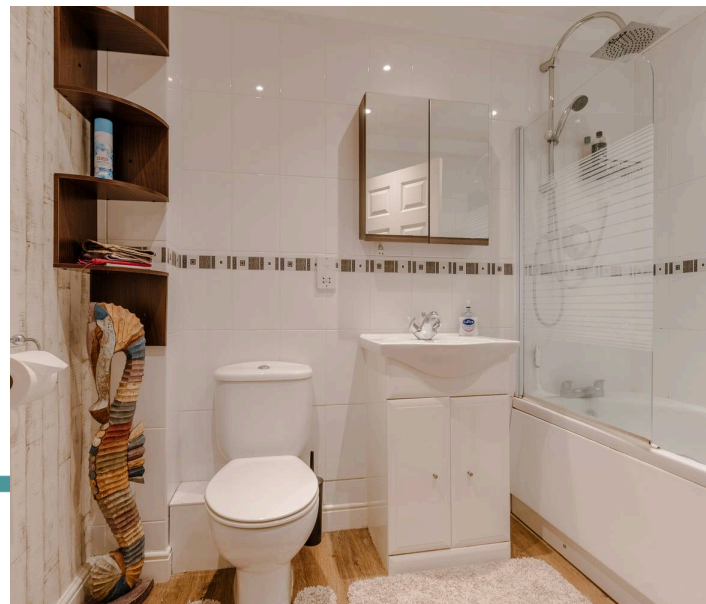
Watton, Thetford

Tucked away along a peaceful cul-de-sac in the well-served Norfolk town of Watton, this attractive family home offers a calm, settled setting with everyday amenities close at hand. Its kerb appeal is immediate, with a smart brick-weave driveway, a garage ideal for storage, and discreetly placed solar panels supporting energy-efficient living.

Stepping inside, a welcoming entrance hall sets the tone for the rest of the home, bright, airy and thoughtfully arranged. Practical touches include an understairs cupboard and a neatly positioned WC.

The kitchen is fitted with well-planned cabinetry and a selection of integrated appliances, including an oven and dishwasher, along with plumbing and space for further essentials. It's a functional, easy-to-use space that suits both everyday routines and weekend cooking.

To the rear, the spacious living/dining room forms the heart of the home. Its open layout flows naturally into the garden room, creating a sociable environment that works beautifully for relaxed evenings, family time or hosting friends. The garden room itself extends the reception space, with sliding doors framing views of the garden and underfloor heating ensuring comfort throughout the year.



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Upstairs, four well-proportioned bedrooms provide flexibility for family life, guests or home working. The principal bedroom benefits from its own private en-suite shower room, offering a quiet retreat at the end of the day. A family bathroom, finished with tiled walls and a three-piece suite including a bathtub and vanity, serves the remaining rooms.

The rear garden has been designed for low-maintenance enjoyment. A raised patio creates an inviting spot for outdoor seating, while the artificial lawn keeps upkeep to a minimum. There is a dedicated area for a hot tub, established planting adding softness and colour, and a summerhouse/storage shed offering additional versatility.

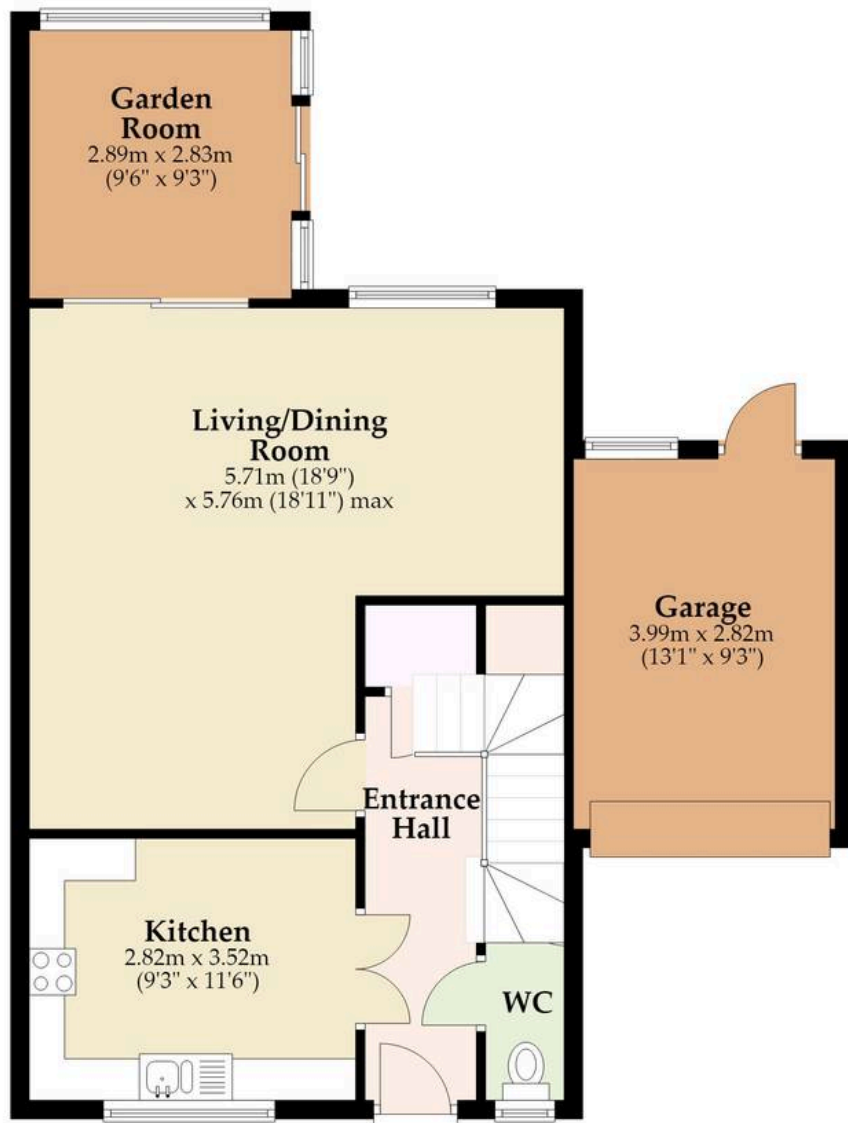
This is a home that balances comfort, practicality and modern living, all within a quiet residential setting close to the conveniences of Watton. With its flowing layout, generous bedroom space and easy-care garden, it's well suited to families, upsizers or anyone seeking a settled home with a welcoming feel.



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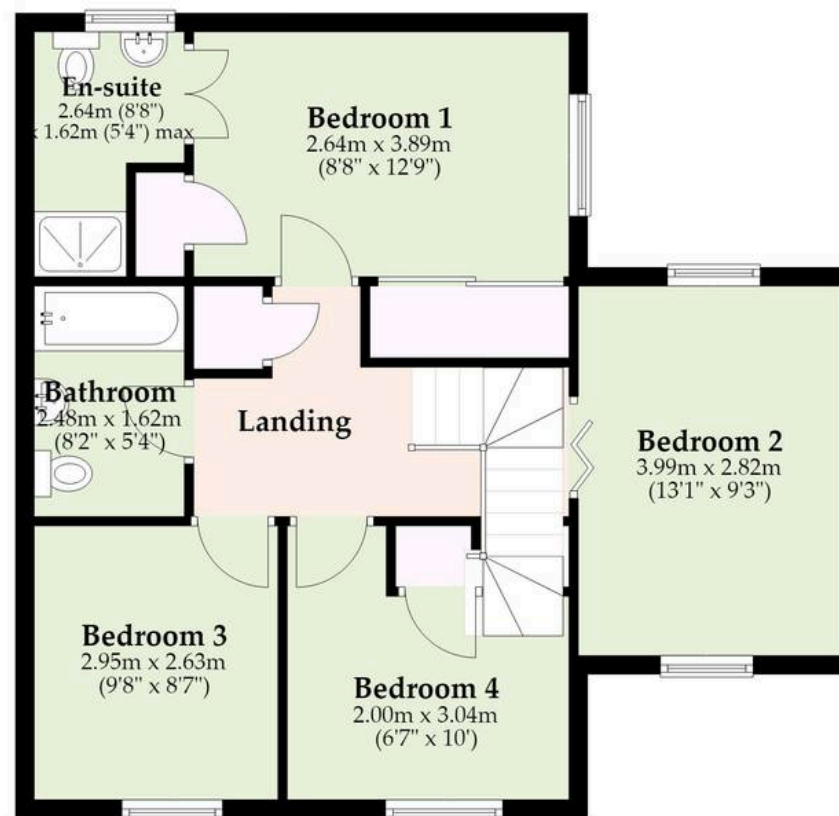
## Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



## First Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



Total area: approx. 128.1 sq. metres (1379.4 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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