



2 The Stables, Watton

Thetford



Minors & Brady

2 The Stables

Watton, Thetford

Occupying a pleasant position within a popular modern development built by Abel Homes, this well-presented end terrace home offers stylish and energy-efficient accommodation, ideal for first-time buyers, professionals or those seeking a low-maintenance home ready to move straight into.

Benefitting from an impressive A-rated energy efficiency rating, triple-glazed windows, solar PV panels and a high-quality finish throughout, the property combines modern comfort with practical everyday living. Further advantages include a detached garage, brickweave driveway, parking and an attractive enclosed rear garden.



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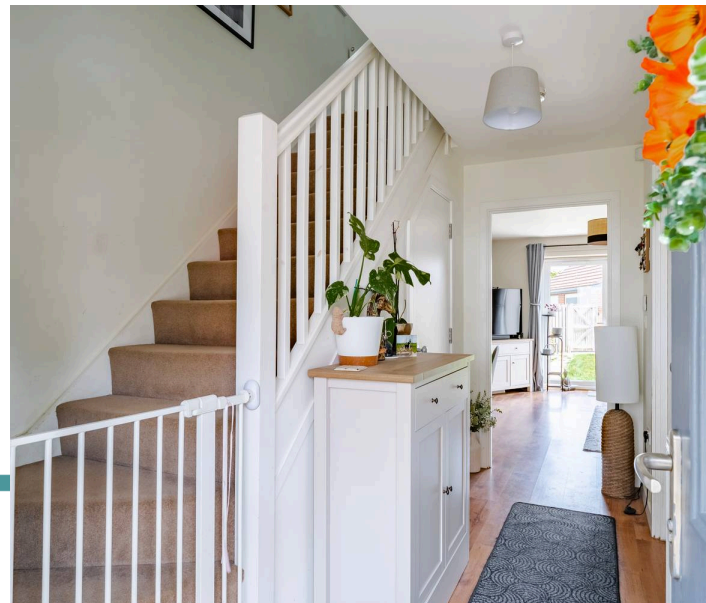
2 The Stables

Watton, Thetford

- Well-presented end terrace home positioned within a popular modern development built by Abel Homes
- Two generous double bedrooms, both offering excellent proportions and comfortable accommodation
- Bright and spacious open plan living and dining room with French doors opening onto the rear garden
- Modern fitted kitchen featuring integrated appliances and a practical layout for everyday living
- Ground floor cloakroom alongside a contemporary first floor shower room
- Excellent energy efficiency with triple glazed windows, solar PV panels and an impressive A-rated EPC
- High quality finish and specification throughout, creating true turn-key accommodation
- Attractive and well-maintained enclosed rear garden, ideal for relaxing, entertaining or outdoor dining
- Brickweave driveway and detached garage providing convenient off-road parking and additional storage
- Convenient location close to Watton town centre, offering easy access to shops, supermarkets, schools and local amenities

Council Tax band: B

Tenure: Freehold



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Location

Located in the market town of Watton, The Stables enjoys a convenient position within easy reach of a wide range of everyday amenities. Watton offers supermarkets, independent shops, cafés, healthcare services, and schooling options, making it well equipped for day-to-day living. The town is also well placed for access to Dereham, Thetford, and Norwich, providing straightforward connections to larger centres across the region.

Surrounded by attractive Norfolk countryside, the area offers plenty of opportunities for walking, cycling, and outdoor recreation. A range of nearby villages and green spaces further enhance the setting, while the town's regular community events and local facilities contribute to its welcoming atmosphere.

The Stables

Stepping inside, the entrance hall provides access to a convenient ground floor cloakroom and leads through to the modern fitted kitchen. Thoughtfully designed, the kitchen offers a range of wall and base units, integrated appliances and ample worktop space, creating a practical and attractive environment for day-to-day cooking.



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To the rear of the property, the spacious open plan living and dining room serves as the heart of the home. Offering excellent space for both relaxing and entertaining, this bright room benefits from French doors opening directly onto the rear garden, allowing natural light to flow through the accommodation and creating an easy connection between indoor and outdoor living.

The first floor landing leads to two generous double bedrooms, both well-proportioned and offering plenty of space for freestanding furniture. These are served by a contemporary shower room fitted with a modern suite and finished to a high standard.

Outside, the rear garden has been well maintained and thoughtfully arranged to provide a pleasant outdoor space with areas for seating, planting and enjoying the warmer months. A detached garage and brickweave driveway provide valuable off-road parking and additional storage.



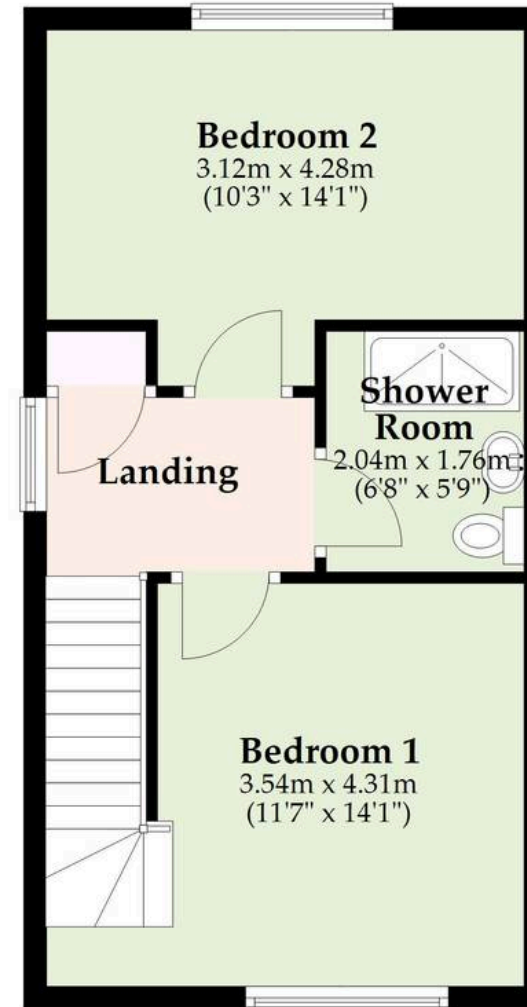
Ground Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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