



18 Washington Drive, Watton

Thetford



Minors & Brady

18 Washington Drive

Watton, Thetford

A fantastic opportunity to secure a spacious and modern family home in a popular edge-of-town setting. This well-presented three-bedroom semi-detached property offers generous and versatile accommodation, ideal for a range of buyers seeking both comfort and practicality. The home features a bright lounge and a well-appointed kitchen/diner, creating ideal spaces for both relaxing and entertaining. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite, alongside a family bathroom. Outside, the fully enclosed rear garden provides a private and low-maintenance space to enjoy throughout the year. Further benefits include allocated parking, gas-fired central heating and convenient access to local amenities.

- Three-bedroom semi-detached home in a popular location
- Spacious and well-presented accommodation throughout
- Bright and comfortable lounge with garden access
- Modern kitchen/diner ideal for everyday living and entertaining
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Ground floor cloakroom for added convenience
- Fully enclosed rear garden offering privacy
- Allocated parking for ease and practicality
- UPVC double glazing and gas-fired central heating



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The Location

welcoming community and vibrant local spirit. Set amidst rolling countryside, it strikes an ideal balance between the peacefulness of rural life and the practical conveniences of modern living. Its streets are lined with a mix of independent shops, boutiques, and essential services, complemented by supermarkets, cafés, pubs, and restaurants that cater to all tastes.

For families, Watton provides excellent educational opportunities with a range of schools catering to children of all ages within easy reach. Healthcare facilities are readily accessible, ensuring peace of mind for residents of all generations. For those who love the outdoors, Watton is perfectly positioned to explore the Norfolk countryside. Scenic walking trails, open fields, and nearby woodlands make it a haven for walkers, cyclists, and nature enthusiasts, offering a true sense of escape from the bustle of city life.

Despite its serene setting, Watton enjoys convenient transport links. It is situated approximately 25 miles from Norwich and 15 miles from Thetford, providing easy access to larger towns and cities for work, leisure, or cultural experiences. Regular bus services and well-connected roads ensure that commuting or day trips across the region are straightforward, allowing residents to enjoy both the tranquility of their town and the opportunities of the wider county.

Beyond its practical advantages, Watton is a place that fosters community. Residents often take part in local events, social clubs, and activities, creating a friendly and inclusive atmosphere where neighbours know one another.



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Washington Drive, Watton

This well-presented three-bedroom semi-detached home is situated within a popular and established development on the outskirts of Watton, offering a great balance of modern living and everyday convenience. Ideal for families, first-time buyers or those looking to upsize, the property provides generous and flexible accommodation across two floors, with a practical layout designed for comfortable day-to-day living.

Upon entering, the hallway creates a welcoming first impression and leads through to the main living areas. The lounge is a bright and spacious room, benefitting from plenty of natural light and offering a comfortable setting for relaxing or entertaining, with direct access out to the rear garden. The kitchen/diner forms the heart of the home, providing ample storage and workspace along with room for dining, making it a sociable and functional environment suited to both everyday meals and hosting guests. A ground floor cloakroom adds further convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a more private and practical space. The remaining bedrooms are versatile and can easily be used as guest accommodation, a home office or hobby room, depending on individual needs. A family bathroom serves the rest of the household, completing the internal accommodation.



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Externally, the home offers a fully enclosed rear garden, providing a safe and private outdoor space that can be enjoyed throughout the warmer months. It presents an excellent opportunity for outdoor seating, gardening or family use. The property also benefits from allocated parking, ensuring ease and convenience for homeowners and guests alike.

Further features include UPVC double glazed windows and gas-fired central heating, contributing to comfort and efficiency throughout the year. Overall, this is a well-rounded home in a sought-after location, offering practicality, space and modern living within easy reach of local amenities.

Agents Note

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



Ground Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 89.8 sq. metres (967.0 sq. feet)

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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.

Dreaming of this home? Let's make it a *reality*.



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