



17 Wayland Avenue, Watton

Thetford



Minors & Brady

17 Wayland Avenue

Watton, Thetford

Set within a sought-after Watton development, this well-maintained property provides flexible living across two floors, ideal for modern lifestyles. The spacious lounge and dining area forms the heart of the home, complete with a charming log burning stove that adds warmth and character. Three double bedrooms include a bright first-floor principal suite with its own en suite, while a ground floor shower room adds everyday convenience. Outside, the property continues to impress with beautifully kept gardens, a garage, and ample off-road parking. With its inviting feel, practical layout, and desirable location, this is a home perfectly suited to both relaxing and entertaining.

- Detached chalet-style bungalow on a popular development
- Three generous double bedrooms
- Principal bedroom with en suite shower room
- Spacious lounge/dining room with log burning stove
- Modern ground floor shower room for added convenience
- Well-maintained front and rear gardens
- Garage with power, lighting, and driveway parking
- Gas central heating with combi boiler (installed 2021)
- UPVC double glazing throughout
- Flexible layout ideal for modern family living





M&B

17 Wayland Avenue

Watton, Thetford

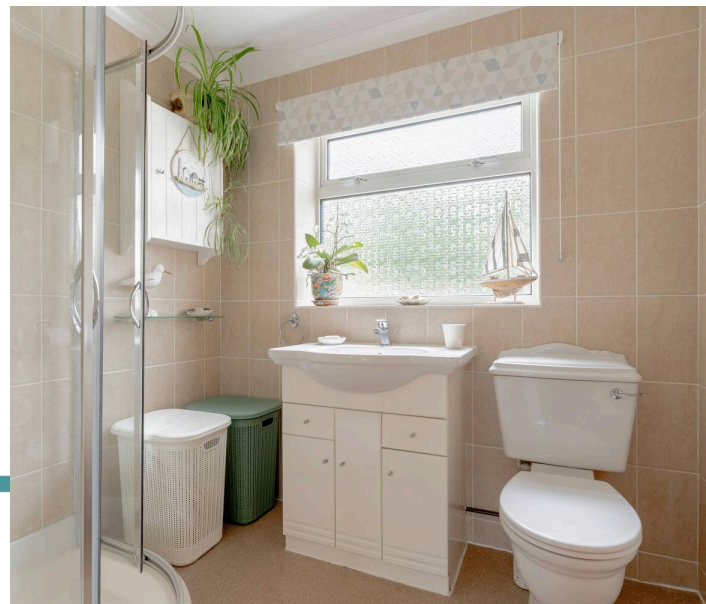
The Location

Watton is a charming and well-established Norfolk market town, offering a warm community atmosphere alongside a wide range of everyday amenities. Surrounded by open countryside and gently rolling farmland, it provides an ideal balance between rural tranquillity and modern convenience—perfect for those seeking a relaxed pace of life without feeling cut off.

The town itself has a friendly, welcoming character, with a mix of independent shops, well-known supermarkets, and a selection of traditional pubs, cafés, and eateries. Its weekly market remains a focal point of the community, bringing a sense of continuity and local pride, while also providing fresh produce and locally sourced goods. Essential services are all close at hand, including schools, healthcare facilities, and leisure options, making day-to-day living straightforward and convenient.

For families, Watton is particularly appealing, with a choice of schools catering to all age groups and a safe, community-focused environment. Green spaces and recreational facilities offer plenty of opportunities for outdoor activities, whether it's enjoying a leisurely walk, spending time in local parks, or exploring the surrounding countryside. The nearby Breckland landscape is known for its natural beauty, offering scenic trails, wildlife habitats, and peaceful spots to unwind.

Despite its rural setting, Watton is well connected. Located approximately 25 miles from Norwich and around 15 miles from Thetford, the town provides easy access to larger centres for shopping, employment, and entertainment. Regular bus services and accessible road links make commuting or day trips across Norfolk simple and manageable.



M&B

17 Wayland Avenue

Watton, Thetford

Wayland Avenue, Watton

This well-presented detached chalet-style bungalow is ideally situated on a popular and established development in the market town of Watton, offering a comfortable and versatile layout suited to a range of buyers.

Thoughtfully maintained by the current owners, the property combines practical living space with a homely and inviting feel throughout.

The ground floor provides a welcoming entrance hall leading into a spacious lounge and dining area, where a feature fireplace with a log burning stove creates a cosy focal point, perfect for relaxing evenings or entertaining guests.

The adjoining kitchen is fitted with a range of units and offers ample space for everyday appliances, with convenient access to the side of the property. Two well-proportioned bedrooms are located on this level, along with a modern shower room, adding flexibility for family living or visiting guests.

Upstairs, the principal bedroom benefits from a light and airy feel, enhanced by roof windows and useful eaves storage. It is complemented by its own en suite shower room, providing a private and comfortable retreat.



M&B

17 Wayland Avenue

Watton, Thetford

Outside, the property continues to impress. The front garden is neatly arranged with lawn and planting, alongside a shingle driveway offering off-road parking and access to the garage. To the rear, the garden has been carefully maintained and enjoys a peaceful setting, with lawned areas, established borders, and space for growing vegetables. Additional features include garden sheds, a greenhouse, and a log store, making it ideal for those who enjoy gardening or spending time outdoors.

Further benefits include gas central heating, double glazing, and a garage with power and lighting.

Overall, this is a lovely home in a desirable location, offering a great balance of comfort, practicality, and outdoor space. Early viewing is highly recommended to fully appreciate all that is on offer.

Agents Note

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



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



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk