



12 Field Maple Road, Watton
Minors & Brady



12 Field Maple Road

Watton, Thetford

An exceptional family home offering generous accommodation across three floors, centred around a stunning kitchen with quartz worktops and a large central island. Designed for modern family living, the property boasts multiple reception rooms, a study, utility room and five well-proportioned bedrooms. The first floor features three bedrooms, including an impressive principal suite with dressing room and en-suite, while the second floor offers two further bedrooms and an additional shower room. At the heart of the home, the stylish kitchen benefits from a neutral contemporary finish and a range cooker which is included within the sale. Outside, attractive gardens and a double garage provide excellent space for family life and entertaining. Further enhancing the appeal, the current vendors have already found their onward purchase, making this a fantastic opportunity for buyers seeking their next family home.

- Exceptional five-bedroom detached family home
- Stunning kitchen/breakfast room with quartz worktops and central island
- Range cooker included within the sale
- Spacious sitting room, dining room and separate study
- Impressive principal suite with dressing room and en-suite
- Three bedrooms on the first floor and two further bedrooms on the second floor
- Additional second-floor shower room providing flexible family living
- Elegant family bathroom featuring a freestanding bath
- Double garage and attractive family-friendly gardens
- Vendors have already found their onward purchase



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The Location

Situated on the edge of the well-served market town of Watton, the property enjoys a convenient yet semi-rural position within the heart of Norfolk.

Combining the benefits of a thriving market town with easy access to open countryside, the area is particularly popular with families, professionals and retirees seeking a quieter pace of life without sacrificing everyday convenience.

Watton offers an excellent range of amenities catering to day-to-day needs, including a Tesco Superstore and Lidl, together with a variety of independent shops, cafés, public houses, restaurants and takeaways. The town also benefits from a doctor's surgery, pharmacy, post office, banks, leisure facilities and schools for all age groups, making it a highly practical place to call home.

The town retains a strong sense of community and hosts a regular weekly market, alongside a range of local events throughout the year. Residents enjoy a variety of recreational facilities nearby, while the surrounding countryside provides opportunities for walking, cycling and exploring Norfolk's rural landscapes.

For those who commute or enjoy exploring further afield, Thetford lies approximately 14 miles away and provides access to the renowned Thetford Forest, with its extensive woodland walks, cycling trails and outdoor activities. The historic city of Norwich is approximately 25 miles away and offers an even wider selection of shopping, dining, entertainment and cultural attractions, together with excellent transport links to the rest of the region.



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Field Maple Road, Watton

This substantial detached residence presents an outstanding opportunity to acquire a truly impressive family home, offering generous and versatile accommodation arranged over three floors. Thoughtfully designed with modern family living in mind, the property boasts five bedrooms, multiple reception rooms and exceptional living space, all complemented by attractive gardens and a double garage. The current vendors have already identified their onward purchase, providing reassurance that their next move is in place.

At the heart of the home is the superb kitchen/breakfast room, a space perfectly suited to both everyday family life and entertaining. Fitted with a stylish range of modern, neutral units and complemented by quality quartz work surfaces, the kitchen combines practicality with contemporary elegance. A central island provides additional preparation and seating space, creating the perfect social hub for family and friends. The range cooker is included within the sale, further enhancing the appeal of this impressive room. A separate utility room provides valuable additional storage and workspace, helping to keep the main kitchen area organised and functional.

The ground floor also benefits from a selection of generously sized reception rooms, offering excellent versatility. The welcoming sitting room provides a comfortable space to relax, while the separate dining room is ideal for family meals and entertaining guests. A dedicated study offers the perfect work-from-home environment, and a cloakroom completes the ground floor accommodation.



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The bedroom layout has been thoughtfully arranged across the upper floors to suit growing families. The first floor comprises three bedrooms, including the impressive principal suite, which benefits from its own dressing room and en-suite shower room, creating a private retreat away from the rest of the home. The remaining bedrooms on this floor are served by a beautifully appointed family bathroom featuring an elegant freestanding bath, adding a touch of luxury and character.

Occupying the second floor are two further bedrooms and an additional shower room, making this level ideal for older children, visiting guests or those seeking separate accommodation for multi-generational living. This configuration provides excellent flexibility and ensures the property can adapt to a variety of lifestyle requirements.

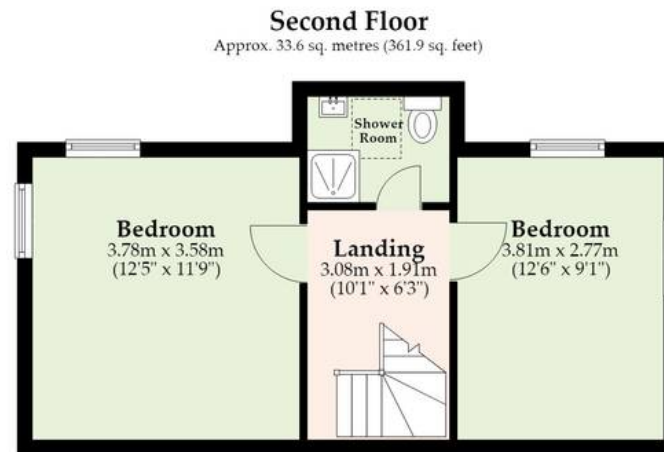
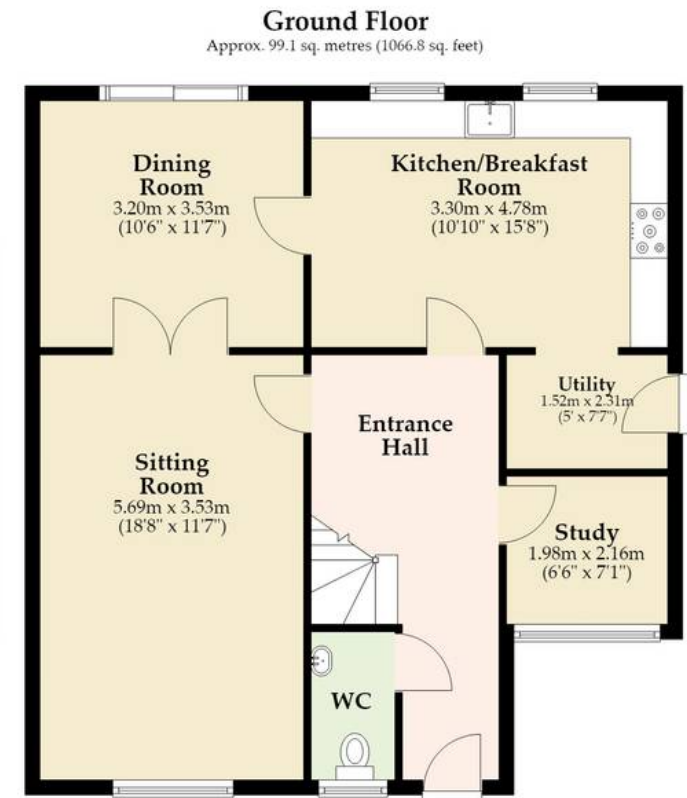
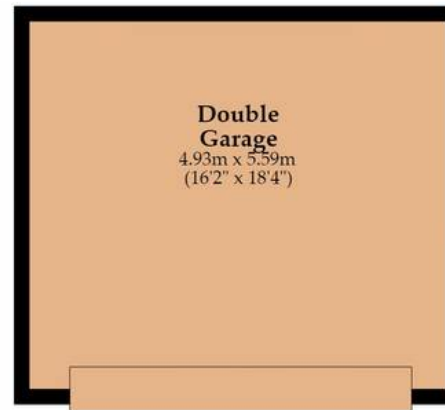
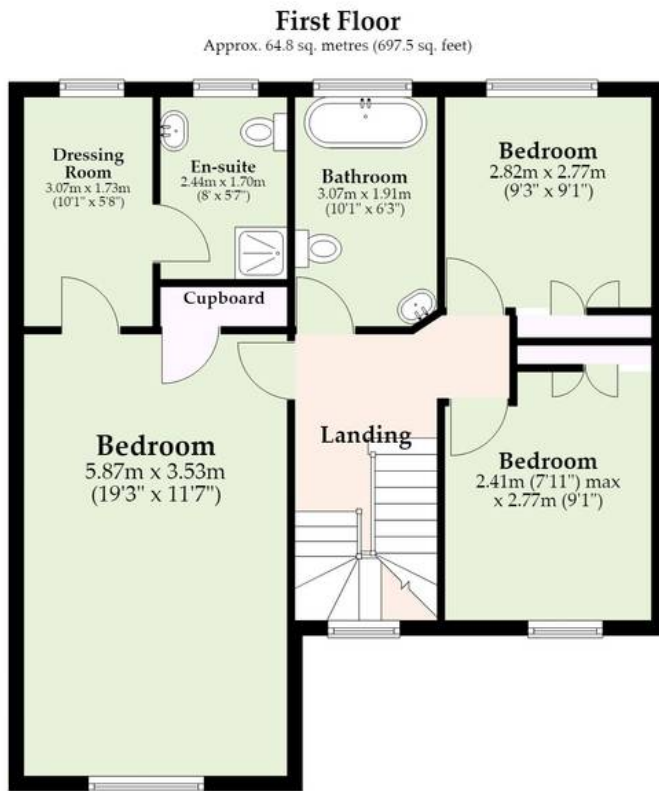
Outside, the property enjoys attractive gardens that provide wonderful space for both family enjoyment and outdoor entertaining. Whether hosting summer gatherings, watching children play or simply relaxing outdoors, the gardens offer a fantastic extension of the living accommodation. A double garage and additional parking further enhance the practicality of this exceptional home.

Agent's Note

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



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Total area: approx. 197.5 sq. metres (2126.2 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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