



10 Whitebeam Crescent, Watton

Minors & Brady



10 Whitebeam Crescent

Watton, Thetford

Set behind a pleasant green in one of Watton's established residential areas, this attractive three-bedroom semi-detached home offers a lifestyle centred around space, practicality and convenience. Light-filled and well maintained throughout, the accommodation is designed to adapt effortlessly to modern family life, with generous reception rooms, a well-appointed kitchen, a principal bedroom with en-suite, attractive gardens, a garage and ample off-road parking. Ideally located for easy access to the town's shops, schools and everyday amenities, this is a home that combines comfort, convenience and lasting appeal.



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The Location

Whitebeam Crescent is situated within a sought-after residential area of Watton, a thriving Norfolk market town that offers an excellent range of amenities alongside the benefits of rural living. The location is particularly appealing to families, professionals, and retirees seeking a well-connected community with easy access to both countryside and town facilities.

A variety of shops, supermarkets, cafés, healthcare services, and leisure facilities are available nearby, while the town centre provides a broader selection of everyday amenities. Watton also benefits from a range of local schools and recreational opportunities, making it a popular choice for those seeking a convenient and family-friendly environment.

Surrounded by the attractive Norfolk countryside, the area offers excellent opportunities for walking, cycling, and outdoor pursuits. Larger centres including Norwich, Dereham, Thetford, and Swaffham are easily accessible by road, with the A47 and A1075 providing convenient connections across the region.

Positioned within a popular residential setting and offering easy access to local amenities, scenic countryside, and excellent transport links, Whitebeam Crescent represents an excellent location from which to enjoy all that Watton and the wider Norfolk area have to offer.

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Ideally positioned within comfortable walking distance of the amenities of Watton, this attractive three-bedroom semi-detached home offers a wonderful balance of generous living space, practical family accommodation and a well-connected yet peaceful setting.

Stepping inside, a welcoming entrance hall sets the tone, offering a light and airy first impression along with a convenient cloakroom and useful storage. The principal reception space is a spacious living room, designed for both everyday living and entertaining. Sliding patio doors draw natural light into the room and create a seamless connection with the garden beyond, while a gas fire with decorative surround provides an attractive focal point during the cooler months.

To the front of the property, the dining area enjoys a pleasant outlook across the neighbouring green, creating an inviting setting for family meals, relaxed breakfasts or hosting guests. The layout offers a natural flow between the living and dining spaces, making the home equally suited to both quiet evenings and social occasions.

The separate kitchen is well equipped with a range of wall and base units, complemented by generous work surfaces and integrated cooking appliances, including a single oven and gas hob. Thoughtfully designed with practicality in mind, there is ample storage for everyday essentials, while a door providing direct access to the garden enhances convenience for outdoor dining and summer entertaining.



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The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys the benefit of fitted double wardrobes and a private en-suite shower room, complete with shower enclosure, wash basin, WC and heated towel rail. The second bedroom is another generous double room with fitted wardrobes, offering excellent storage and flexibility. The third bedroom is also well served by built-in storage and would work equally well as a child's bedroom, guest accommodation, dressing room or home office.

Serving the remaining bedrooms is a family bathroom fitted with a bath, wash basin and heated towel rail, providing a practical and comfortable space for daily routines.

Outside, the rear garden offers an attractive extension of the living accommodation, creating a space to enjoy throughout the seasons. Predominantly laid to lawn and well maintained, it features a decorative pond and a timber shed with power connected, ideal for storage, hobbies or workshop use. The garden also benefits from direct access to the garage, adding further everyday convenience.

To the front and side of the property, ample parking is available, with space for several vehicles both in front of the garage and on the additional off-road driveway, making the property particularly well suited to modern family life.

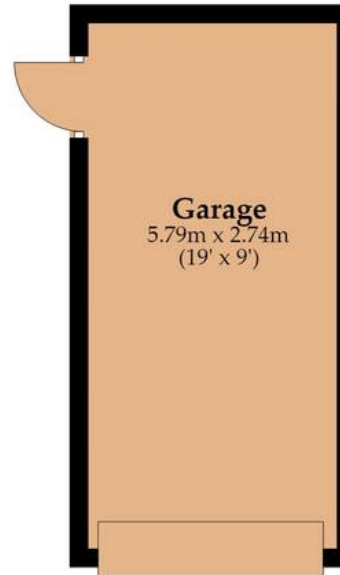


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

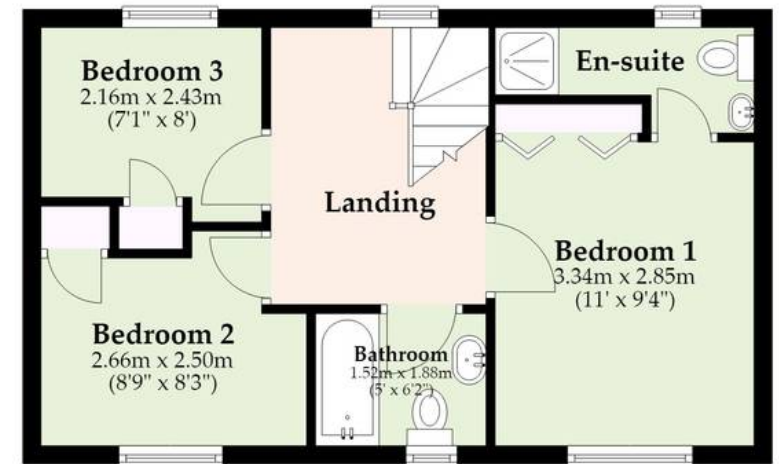
Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



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Total area: approx. 88.8 sq. metres (956.0 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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