



32 Blenheim Way, Watton

Minors & Brady



32 Blenheim Way

Watton, Thetford

Contemporary family living, beautifully modernised interiors, generous entertaining space and a landscaped west-facing garden define this impressive detached home, occupying a desirable position within a popular Watton cul-de-sac. Designed with modern lifestyles in mind, the property offers bright and versatile accommodation, from the elegant sitting room and spacious conservatory to the stylish kitchen/breakfast room that forms the heart of the home. Upstairs, four well-proportioned double bedrooms provide excellent family accommodation, including a superb principal suite with en-suite facilities. Outside, the west-facing garden creates a wonderful setting for relaxing and entertaining, while ample parking, a garage and a chain-free position further enhance the appeal of this exceptional family home.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Watton, Thetford

Blenheim Way is situated within the popular Norfolk market town of Watton, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its strong community atmosphere, excellent local facilities, and convenient position within the heart of Norfolk.

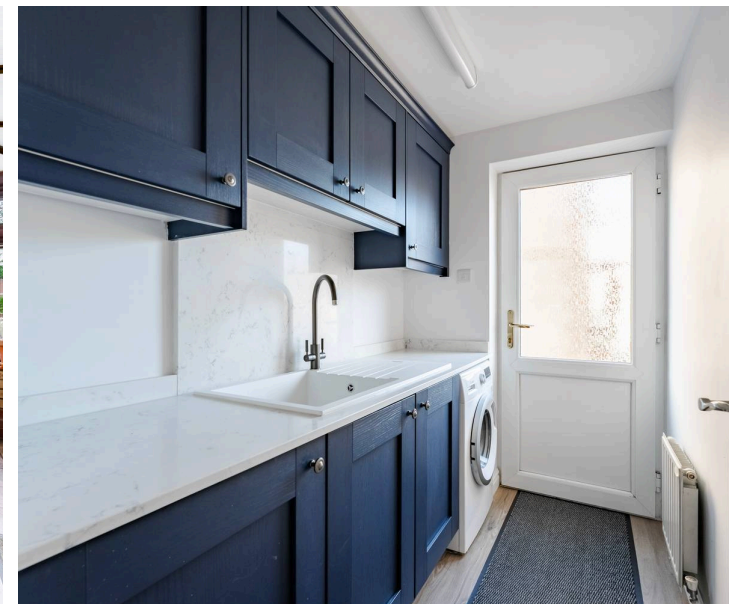
Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Watton's thriving centre provides a range of everyday amenities, independent retailers, and community services, making it a popular location for families, professionals, and retirees alike.

The area offers a wealth of recreational opportunities, with nearby parks, open green spaces, and leisure facilities providing excellent opportunities for outdoor enjoyment. The surrounding Norfolk countryside further enhances the appeal of the location, offering attractive walking and cycling routes through picturesque rural landscapes.

Watton is conveniently positioned for access to the nearby market towns of Dereham, Attleborough, and Thetford, whilst the city of Norwich is within easy reach and provides an extensive selection of shopping, dining, cultural, educational, and entertainment facilities.

The area enjoys excellent transport connections, with convenient access to the A47 and A11 providing routes to Norwich, Thetford, Cambridge, and the wider Norfolk region. Rail services are available from nearby Attleborough and Thetford, offering connections across East Anglia and beyond.

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Occupying a desirable position at the end of a sought-after cul-de-sac in Watton, this beautifully presented detached four-bedroom home has been thoughtfully modernised to create a stylish and highly practical family residence.

A welcoming porch opens into a spacious entrance hall that immediately sets the tone for the accommodation beyond. Bright and inviting, the hallway provides access to the principal rooms and creates an excellent first impression.

To the left, the sitting room is a comfortable space, finished in neutral tones and centred around a contemporary gas fireplace. A large front-facing window floods the room with natural light, while patio doors open directly into the conservatory, enhancing the flow between the living areas.

Positioned off the hallway is a versatile study, equally suited as a home office, playroom or occasional fifth bedroom. A conveniently located cloakroom serves the ground floor and is ideal for guests.



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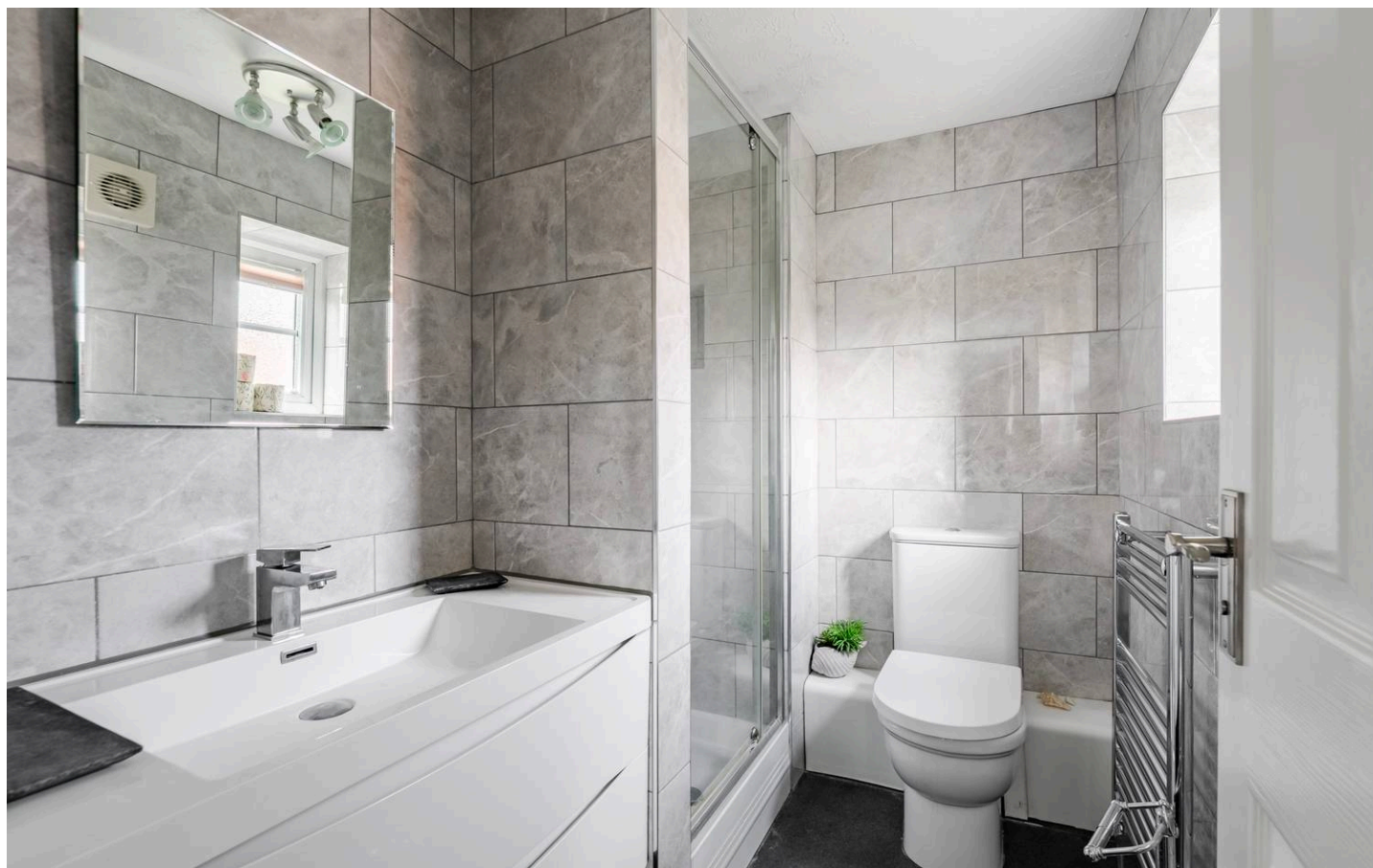
Watton, Thetford

Forming the heart of the home is the impressive L-shaped kitchen/breakfast room. Beautifully updated, it features an attractive range of grey and navy shaker-style units complemented by quartz worktops and a selection of integrated Neff appliances, including a dishwasher, under-counter fridge, double oven and induction hob. The generous layout provides ample space for everyday dining and family gatherings, while direct access to the conservatory creates an excellent setting for entertaining.

The conservatory offers a further reception area and enjoys pleasant views across the garden. Flooded with natural light, it provides a versatile space that can be enjoyed throughout the year. A useful utility area, accessed via a side entrance, adds further practicality and valuable storage.

The first floor accommodation is arranged around a central landing and comprises four well-proportioned double bedrooms. The principal bedroom enjoys the benefit of a private en-suite shower room, fitted with a shower enclosure, vanity wash basin, WC and heated towel rail.

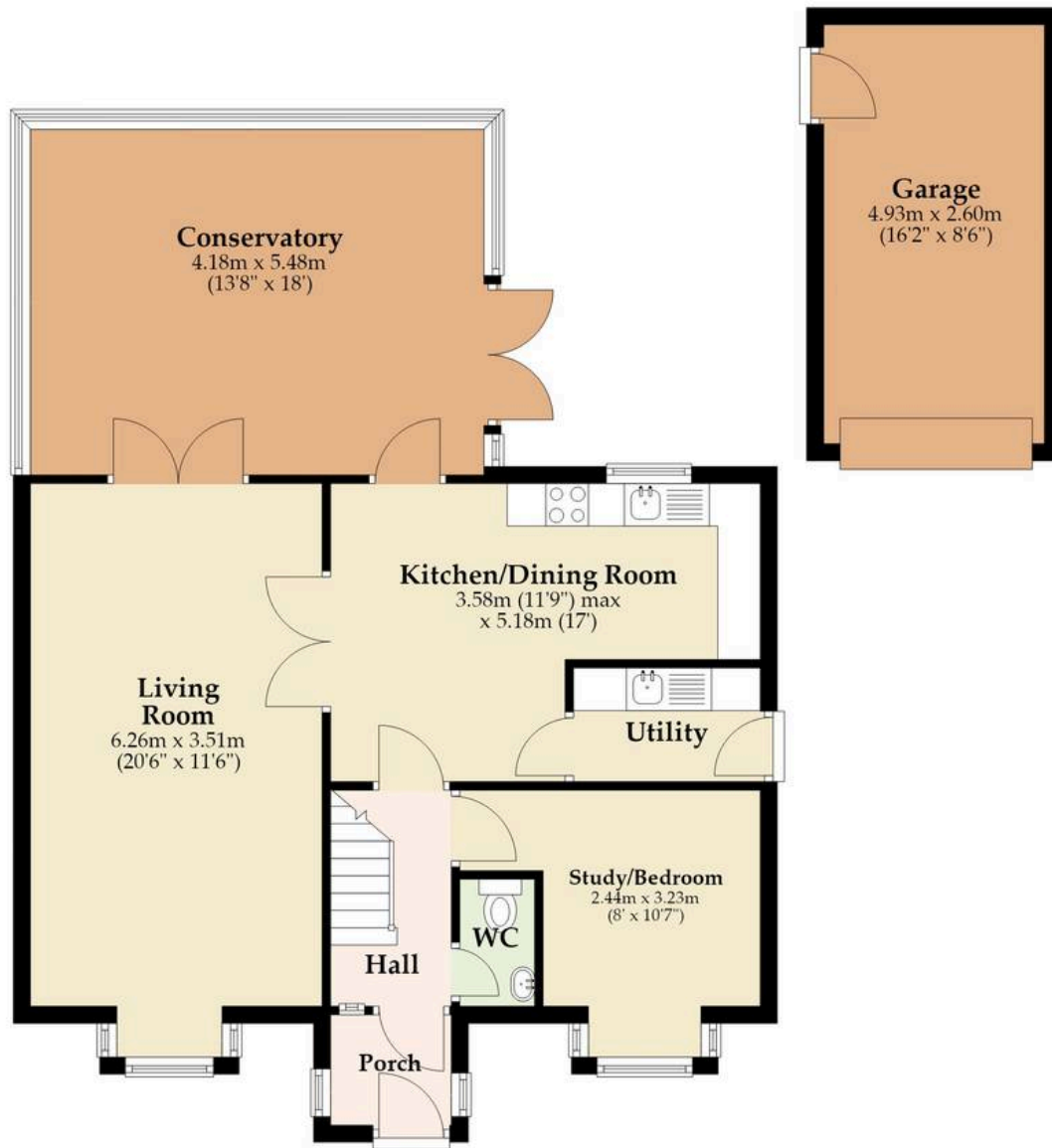
The remaining three bedrooms are all generous in size and offer flexible accommodation for family members, guests or those working from home. They are served by a family bathroom featuring a bath, corner shower, wash basin, WC and heated towel rail.



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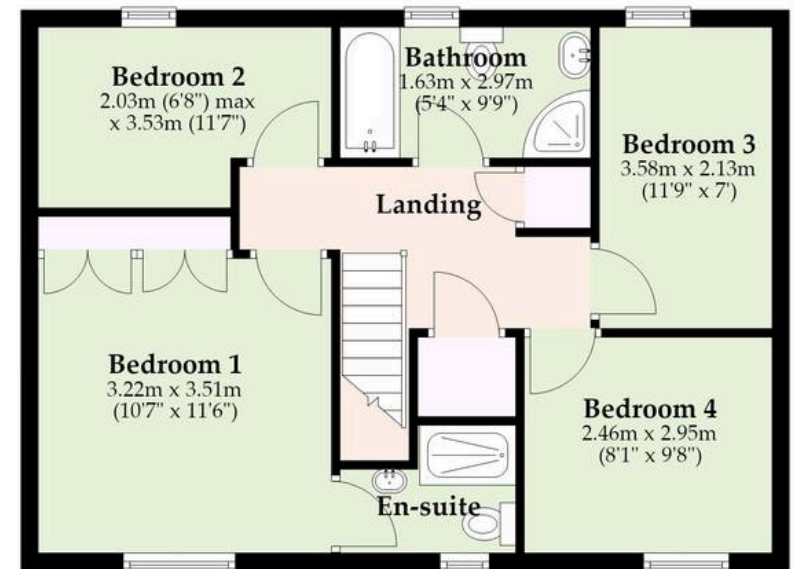
Ground Floor

Approx. 92.3 sq. metres (993.0 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 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.

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