



4 Churchill Close, Watton

Minors & Brady



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Watton, Thetford

Set within a quiet and highly sought-after cul-de-sac, this impressive executive detached residence offers far more than first meets the eye. Occupying a generous corner plot and enhanced by stylish contemporary cladding, the property showcases excellent kerb appeal alongside beautifully extended accommodation finished to a high standard throughout. Designed with flexibility in mind, the home features four/five bedrooms, including a ground-floor bedroom with adjoining wet room, making it ideal for multi-generational living. Multiple reception rooms, a contemporary kitchen, bi-fold doors, a spacious principal suite with en-suite, landscaped gardens, a double garage and extensive driveway parking all contribute to a home perfectly suited to modern family living, entertaining and everyday comfort.

The Location

Situated within the historic market town of Watton, Churchill Close enjoys a convenient setting that appeals to a wide range of residents seeking a balance between town amenities and Norfolk's rural surroundings. Watton serves as an established centre for the Wayland area of Breckland, offering the practicality of everyday services alongside a welcoming community atmosphere. The town's traditional market heritage remains evident through its bustling High Street, weekly market and independent businesses that sit alongside well-known retailers.



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Daily necessities are well catered for, with supermarkets including Tesco, Lidl and Co-op all within easy reach, while the town centre provides a variety of independent shops, cafés, takeaways, pubs and restaurants. Healthcare facilities are readily available, including Watton Medical Practice, and residents benefit from a range of leisure opportunities such as Watton Sports Centre, which offers a gym, fitness classes, racquet sports, outdoor facilities and community activities. Nearby market towns including Dereham, Swaffham and Thetford further expand the choice of shopping, dining and professional services.

Watton is home to primary schools including Parker's Church of England Primary Academy and Watton Westfield Infant and Nursery School, while Wayland Academy serves secondary-age pupils. A number of additional schooling options can be found in the surrounding villages and towns, providing a broad choice across both state and independent sectors.

Despite its rural setting, Watton offers good connectivity across Norfolk and beyond. The A1075 links the town to Thetford and Dereham, while the nearby A11 provides direct routes towards Norwich, Cambridge and London. Rail services are available from Attleborough and Thetford, offering connections to Norwich, Cambridge and London Liverpool Street, making the area a practical option for commuters and those travelling further afield.

Residents can enjoy walks around Loch Neaton, a local nature reserve and fishing lake, while Wayland Wood provides woodland trails steeped in local folklore. The extensive landscapes of Thetford Forest are also nearby, offering cycling routes, walking trails and outdoor recreation throughout the year.







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Set on a generous corner plot, the property immediately stands out thanks to its excellent kerb appeal, enhanced by stylish contemporary cladding, a substantial driveway and double garage, fitted with electric roller doors.

Upon entering, a welcoming entrance hall provides access to the principal ground-floor accommodation and immediately showcases the spacious feel of the property. A convenient cloakroom serves this level and enhances the practicality of everyday family living.

Positioned towards the rear of the home, the kitchen forms the heart of the home. Thoughtfully designed and finished to a high standard, it is fitted with a comprehensive range of contemporary wall and base units providing excellent storage and preparation space. Integrated appliances include a double oven and induction hob with extractor above, with dedicated areas for your additional appliances.

Adjacent to the kitchen, the main living room is a particularly impressive space. Flooded with natural light through glazing and double doors opening directly onto the rear garden, the room enjoys a wonderful sense of openness. An attractive fireplace creates a focal point, while the garden access allows for a seamless flow between indoor and outdoor living during the warmer months.

Further enhancing the ground-floor accommodation is a useful utility area leading through to the dining area. This superb reception space has been designed with entertaining in mind and benefits from bi-fold doors opening onto the side garden, creating an excellent setting for family gatherings, celebrations and social occasions.



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The dining area opens through to a flexible reception room, offering valuable additional accommodation. This versatile room could be utilised as a family room, home office or a playroom, depending on individual requirements.

One of the standout features of the property is the flexibility offered by the ground-floor bedroom suite. This spacious double bedroom benefits from fitted wardrobes and double doors opening onto the rear garden, creating a bright and comfortable environment. Served by an adjoining wet room, this section of the home lends itself perfectly to multi-generational living, guest accommodation, independent teenage living or those seeking the convenience of ground-floor sleeping arrangements.

The first-floor continues to impress with four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys a desirable dual-aspect outlook, allowing natural light to stream in throughout the day. Fitted wardrobes provide practical storage, while the private en-suite shower room adds a convenient finishing touch.

The remaining bedrooms offer excellent versatility and can easily accommodate a variety of lifestyle needs. Each benefits from built-in wardrobes, ensuring ample storage, while the fourth bedroom is currently utilised as a dressing room, highlighting the adaptable nature of the accommodation. Serving these bedrooms is the well-appointed family bathroom, fitted with a bathtub, a wash hand basin and WC.



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Externally, the property is equally impressive. Occupying a substantial corner plot, the gardens have been carefully landscaped to create an attractive and low-maintenance outdoor environment. A generous paved patio provides the ideal setting for outdoor dining, entertaining and relaxation, with plenty of space for garden furniture and social gatherings.

The fully enclosed rear and side gardens enjoy a high degree of privacy and have been thoughtfully arranged with attractive flower and shrub borders, areas of artificial lawn and a summerhouse. The outdoor space is both practical and visually appealing, offering plenty of opportunities to enjoy time outdoors throughout the year.

This outstanding executive home successfully delivers generous living space, exceptional flexibility and a high-quality finish throughout. Offering accommodation that can evolve alongside changing family needs, this remarkable residence represents a rare opportunity to acquire a substantial and beautifully presented home in one of the area's most desirable cul-de-sac locations.

Agents Note

This property will be sold freehold.

Gas central heating system.

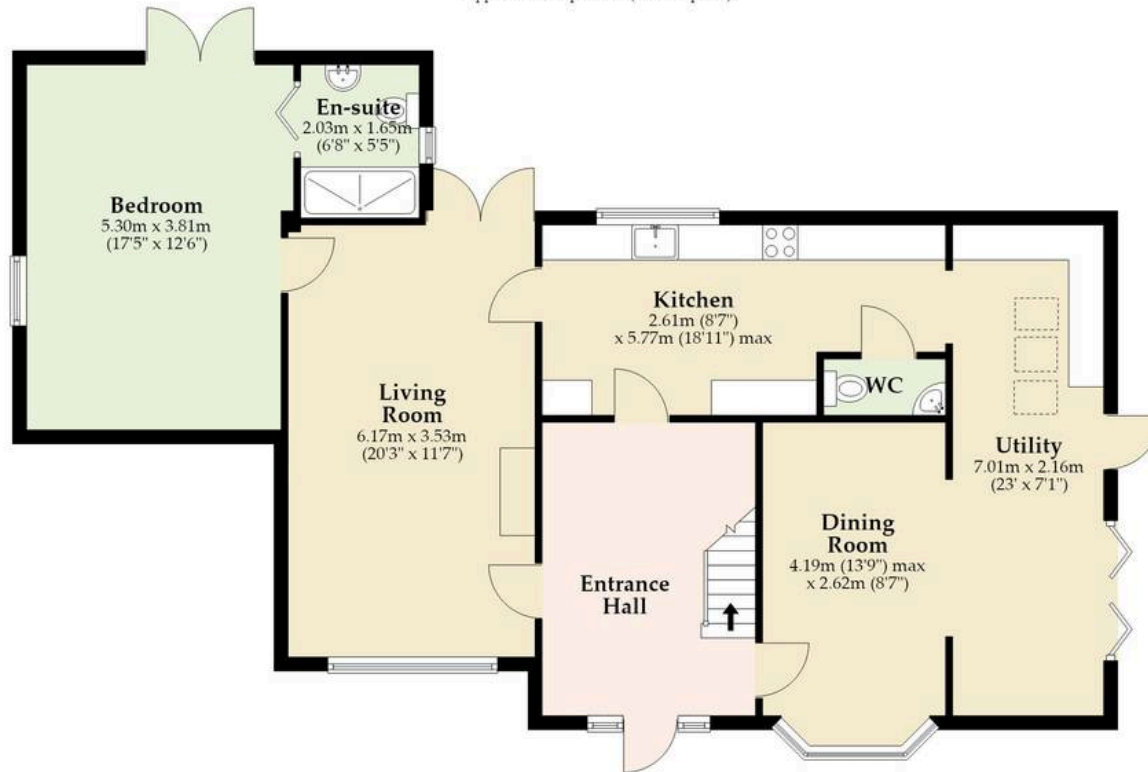
Connected to mains water, electricity, gas and drainage.



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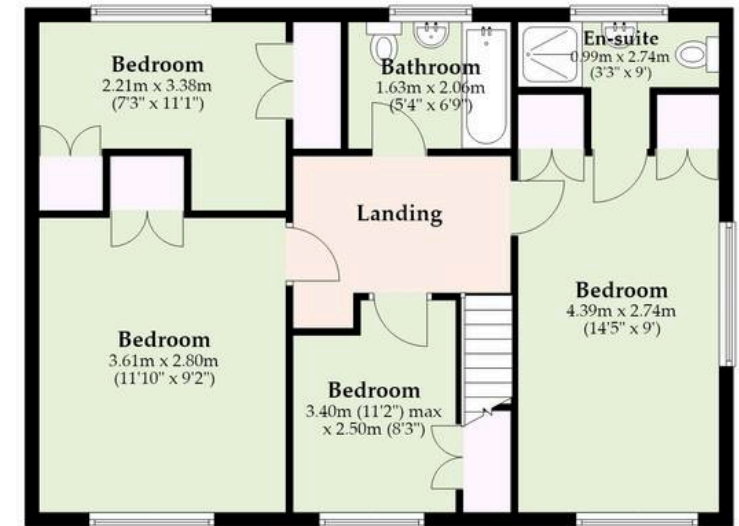
Ground Floor

Approx. 106.0 sq. metres (1141.0 sq. feet)



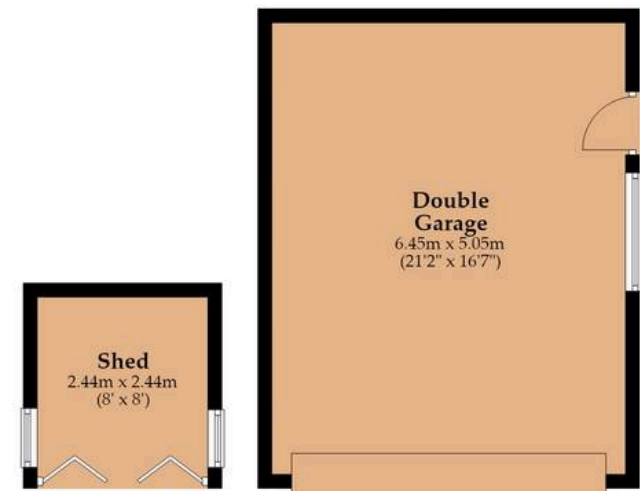
First Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



Outbuildings

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 206.3 sq. metres (2220.1 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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