

12a North Road, Watton

Minors & Brady

12a North Road

Watton, Thetford

Offered with no onward chain and occupying a generous plot close to the town centre, this recently refurbished three-bedroom detached home is ideal for modern family living. Featuring a spacious kitchen dining room, an impressive conservatory, three well-proportioned bedrooms, a contemporary shower room and family bathroom, the property offers versatile accommodation throughout. Newly fitted windows and doors provide excellent insulation and sound protection, while outside the secluded gardens, garage, car port and ample parking for multiple vehicles further enhance its appeal. Conveniently positioned close to shops, schools, doctors and transport links, this is a superb opportunity to acquire a spacious, move-in-ready home in a highly convenient location.

Agent's Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.

The Location

North Road enjoys a convenient setting on the northern edge of Watton, a well-established Norfolk market town that offers a balance of everyday practicality and access to the county's rural landscapes. The area is well suited to families, professionals, retirees and those seeking a more measured pace of life without feeling disconnected from key services and transport links.

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BISCUITS

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Watton provides a range of supermarkets including Tesco and Lidl, alongside independent retailers, cafés, pubs and restaurants serving the local community. The town centre also benefits from healthcare facilities, pharmacies, veterinary services and a library, while nearby sports clubs, gyms and leisure facilities support an active lifestyle. A regular market continues to play a role in the town's social fabric, complementing the selection of shops and services available throughout the week. For a broader retail offering, the larger centres of Dereham, Thetford and Norwich are all within comfortable reach.

Watton is home to several primary schools, while Wayland Academy provides secondary education within the town. A number of additional state and independent schooling options can be found across the wider region, including in Norwich, Wymondham and Thetford, making the area an appealing choice for those planning for long-term family life.

The A1075 links Watton with Dereham to the north and Thetford to the south, providing onward access to the A11. From Thetford, rail services connect to Norwich, Cambridge and London Liverpool Street, while Norwich Railway Station offers direct services to London Liverpool Street in under two hours. Norwich Airport, approximately 25 miles away, provides further domestic and international travel options. Regular bus services also connect Watton with surrounding towns and villages.

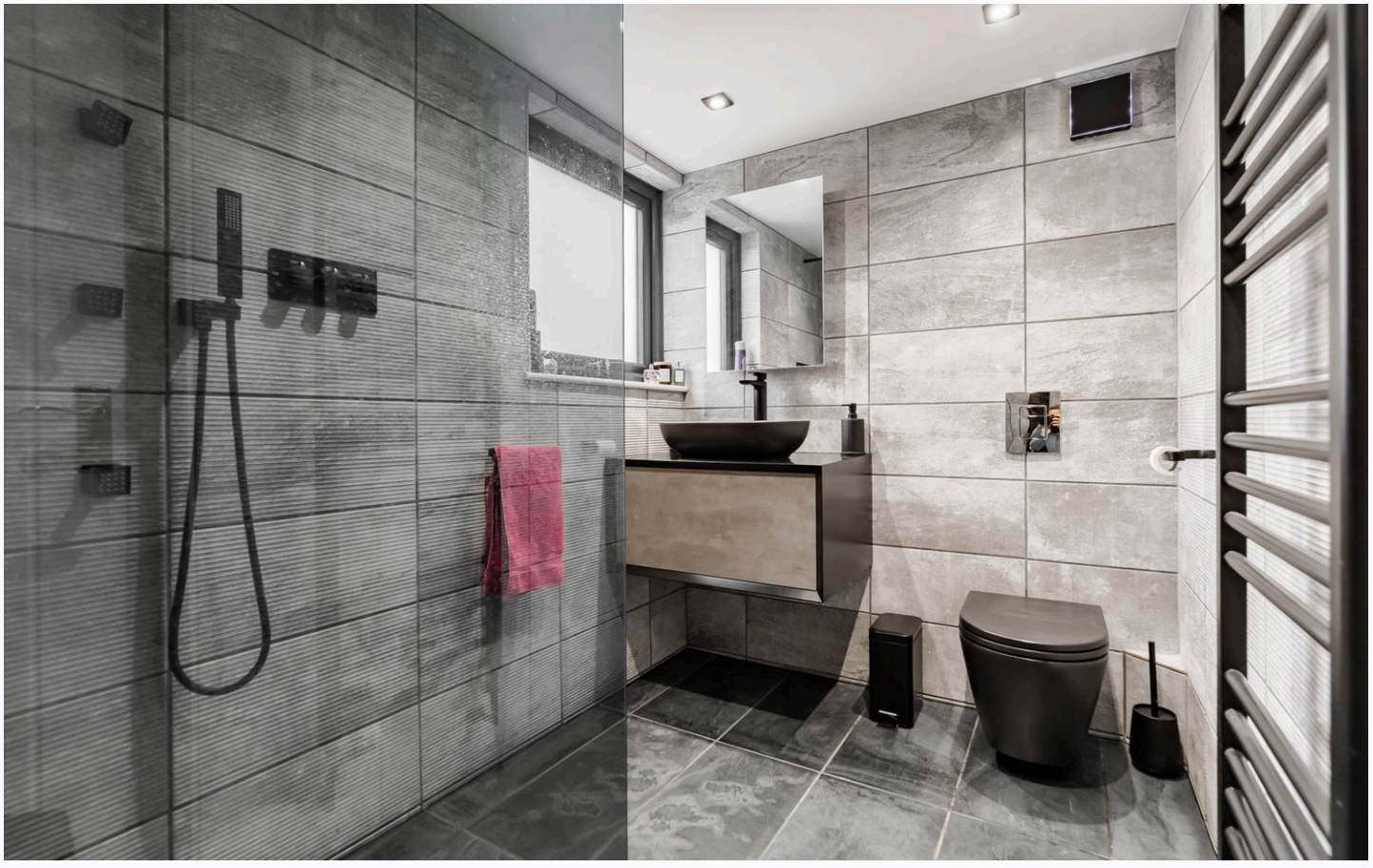
The surrounding landscape is characterised by quiet country lanes, walking routes and open farmland, while destinations such as Thetford Forest, Wayland Wood and the Brecks provide opportunities for walking, cycling and outdoor recreation. Residents are also within reach of Norwich's cultural attractions and the Norfolk Broads, creating a varied lifestyle that combines market town convenience with access to some of the county's most enjoyed natural environments.

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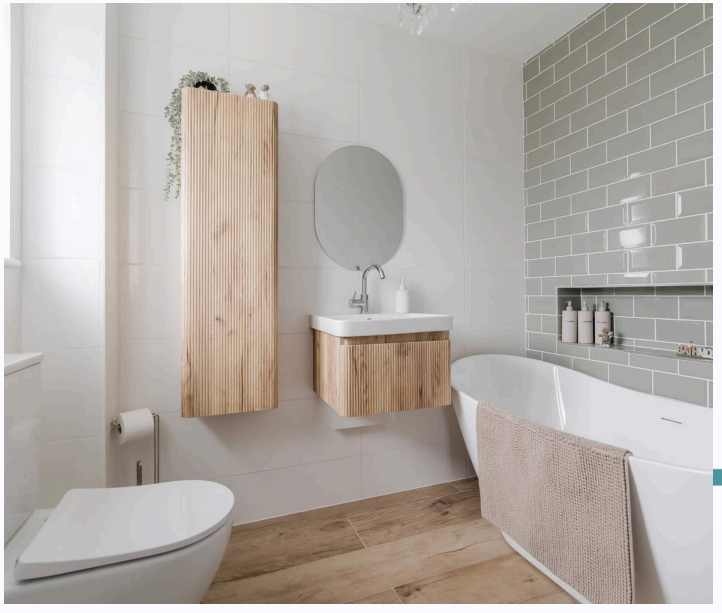












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A welcoming entrance hall creates an excellent first impression and immediately highlights the sense of space found throughout the home. The hall has been thoughtfully designed with concealed storage, allowing coats, footwear and household items to be neatly stored away while maintaining a clean and uncluttered appearance.

Positioned off the hallway, the principal reception room is a bright and comfortable living room enjoying a dual-aspect outlook. Flooded with natural light throughout the day, this inviting space provides the perfect environment for both relaxation and entertaining. The generous proportions allow for a variety of furniture arrangements, making it an ideal setting for everyday family life.

To the rear of the property, the impressive kitchen/dining room forms the heart of the home. Recently modernised, it features a stylish range of contemporary white gloss wall and base units, providing extensive storage and workspace. The layout has been designed with practicality in mind, offering ample room for a dining table and creating an excellent space for family meals, social gatherings and informal entertaining. Adjoining the kitchen is a separate utility room, providing valuable additional storage and a dedicated area for laundry and household tasks, helping to keep the main living spaces organised and functional.

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French doors lead directly from the kitchen into the substantial conservatory, creating a seamless flow between the principal living areas. This exceptional additional reception space offers remarkable versatility and can be adapted to suit a variety of requirements, whether as a family room, garden room, home office or entertaining space. Enjoying attractive views across the rear garden and flooded with natural light, the conservatory significantly enhances the property's overall accommodation and provides year-round enjoyment.

Completing the ground floor is a stylish shower room which has been finished to a high standard. Featuring a contemporary suite including a generous walk-in shower, vanity wash basin, WC and heated towel rail, the room offers both practicality and modern appeal for family members and visiting guests.

The first floor continues the home's spacious theme. A central landing provides access to all bedrooms and the family bathroom. There are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a range of living arrangements. The principal bedroom provides a generous main sleeping space, while the remaining bedrooms are equally suitable as children's rooms, guest accommodation or home working environments, depending on individual requirements.













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Serving the first floor is the beautifully updated family bathroom. Designed to create a sense of comfort and relaxation, the room features an attractive roll-top bath, vanity wash basin and useful storage, combining character and practicality in equal measure. The presence of both a ground-floor shower room and first-floor bathroom adds considerable convenience to everyday family life.

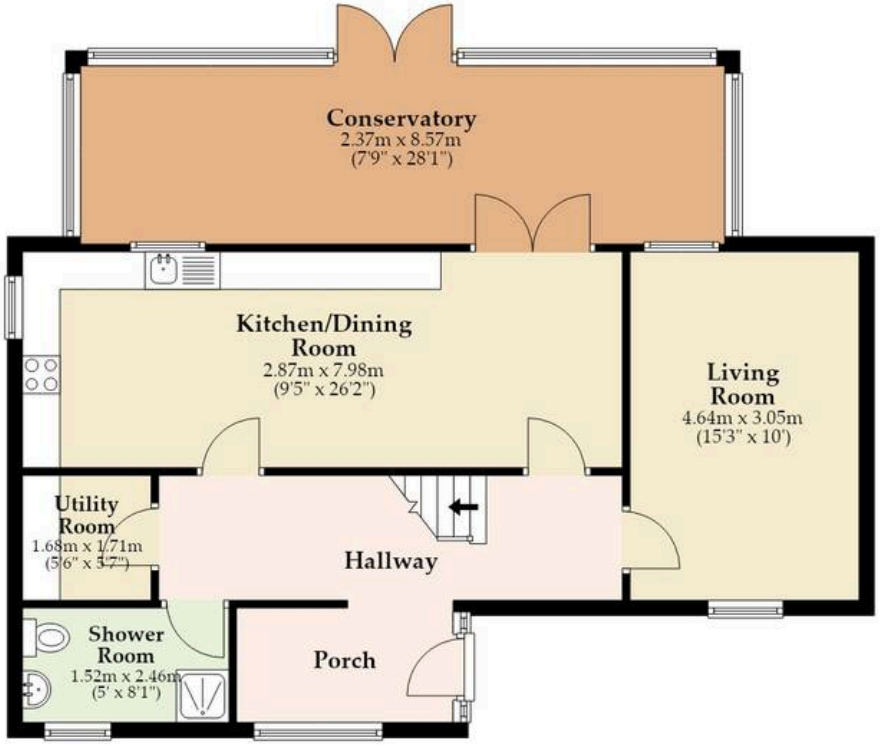
Outside, the property's generous plot is a particular highlight. The rear garden offers a secluded setting with extensive lawned areas bordered by established planting and secure fencing, creating a private outdoor environment. The space is ideal for families with children, keen gardeners or those who enjoy outdoor entertaining, with plenty of room for seating areas, recreation and future landscaping opportunities if desired.

To the front, ample off-road parking for multiple vehicles is provided alongside the garage and car port, ensuring excellent practicality for households with several cars or visitors.

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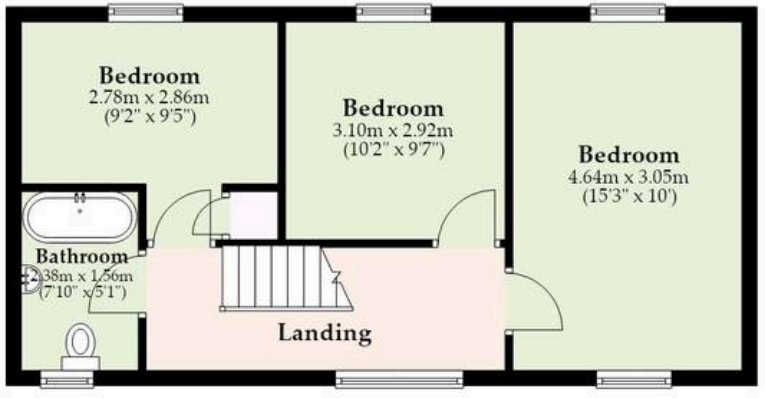
Ground Floor

Approx. 81.2 sq. metres (873.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Garage

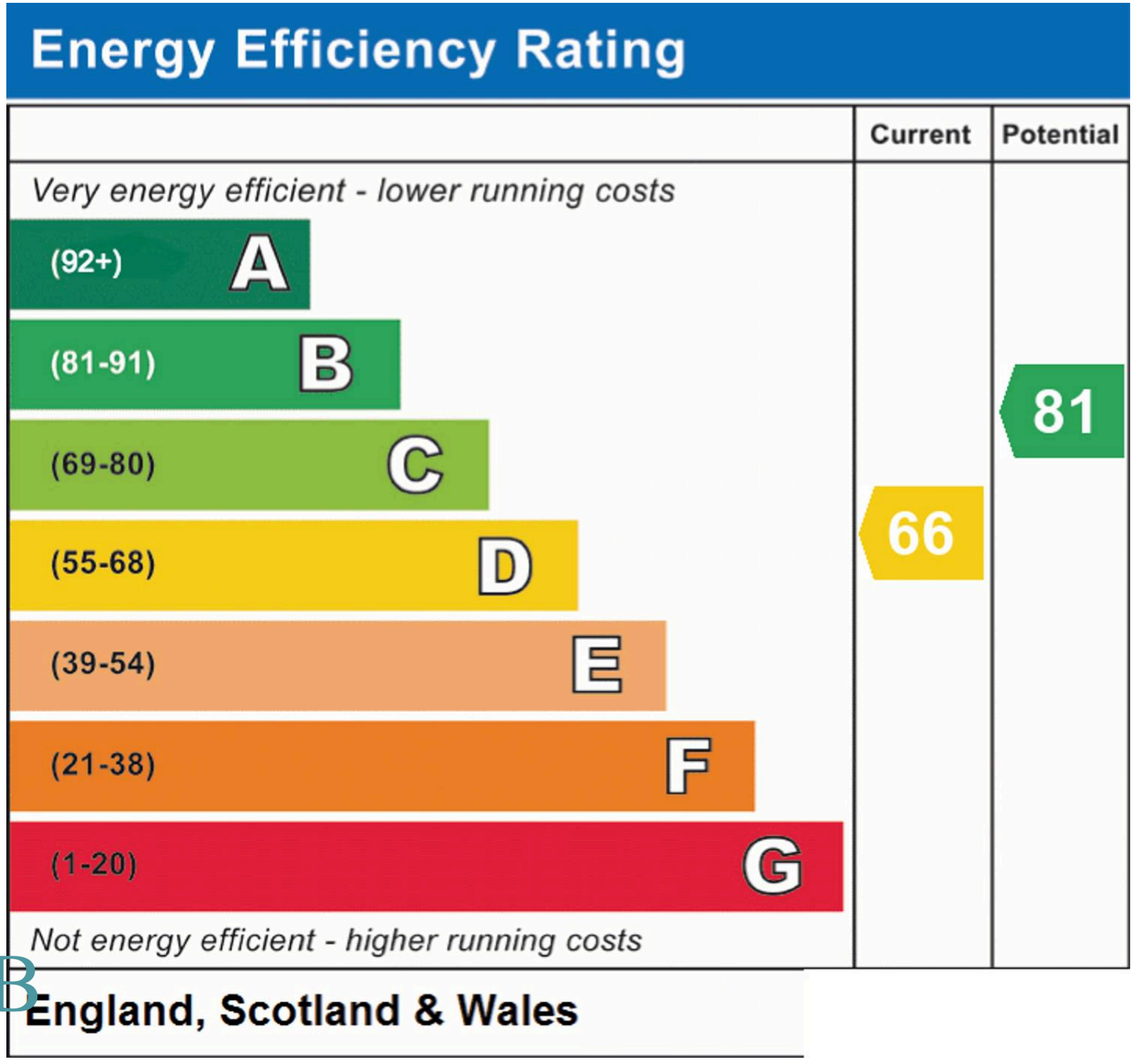
Approx. 12.8 sq. metres (137.3 sq. feet)



Total area: approx. 139.0 sq. metres (1495.7 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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
81
England, Scotland & Wales

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Aftersales Team Leader

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dereham@minorsandbrady.co.uk | 01362 700820 | 9a Market Place, Dereham, NR19 2AW

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Matt Waters
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Victoria Payne
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T: 01603 210378
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