

Lakeside Dereham Road, Watton

Minors & Brady

Lakeside Dereham Road

Watton, Thetford

An exceptional five-bedroom detached executive residence set within a generous plot of approximately half an acre (STMS), offering privacy, space and versatility in equal measure. Privately positioned behind gated access and set back from the roadside, Lakeside enjoys a secluded setting while remaining within comfortable walking distance of Watton's amenities. The property boasts three reception rooms, expansive family accommodation and the potential for multi-generational living thanks to its flexible layout. Beautifully maintained gardens, extensive parking, a double garage and a range of practical outbuildings further enhance its appeal. Offered to the market chain free, this is a rare opportunity to acquire a substantial family home in a sought-after non-estate location.

- Exceptional five-bedroom detached executive residence occupying a generous plot of approximately half an acre (STMS), offering outstanding privacy, space and flexibility
- Privately positioned behind gated access and set well back from the roadside, creating a secluded setting with an impressive sense of arrival
- Three versatile reception rooms comprising a substantial sitting room, formal dining room and cosy snug, perfectly suited to modern family living and entertaining
- Spacious kitchen and breakfast room fitted with extensive shaker-style cabinetry, integrated appliances, a Rangemaster cooker and excellent storage throughout
- Five well-proportioned bedrooms, including a generous principal suite with extensive fitted wardrobes and a private en-suite bathroom
- Recently updated family shower room featuring a contemporary double waterfall shower, vanity storage and quality modern finishes

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The Location

Situated within the historic market town of Watton, this location 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.

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.

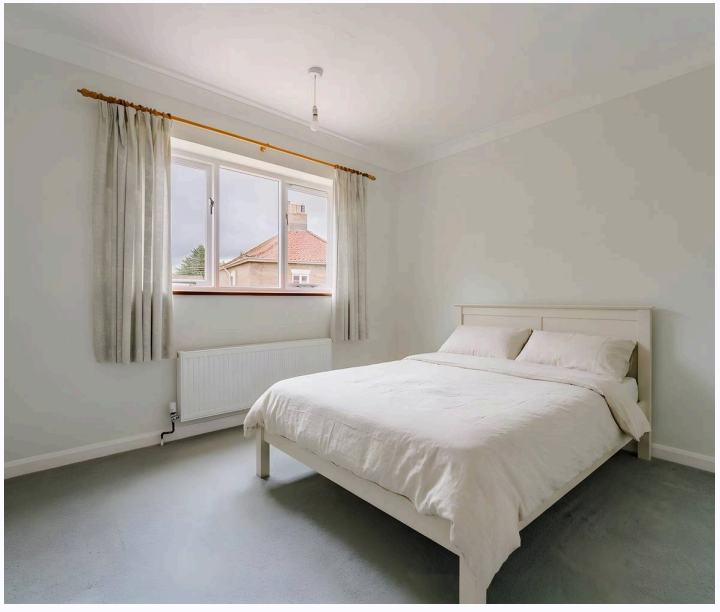
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Lakeside is an impressive detached family home that combines substantial living accommodation with a peaceful and private setting. Approached via a gated entrance, the property sits well within its plot, creating an attractive sense of arrival and immediate kerb appeal. The spacious entrance hall provides a welcoming first impression and serves as the central hub of the home, with well-proportioned rooms flowing naturally from either side. Further enhancing its appeal, the property benefits from solar panels and a recently installed boiler, contributing towards excellent energy efficiency and lower running costs.

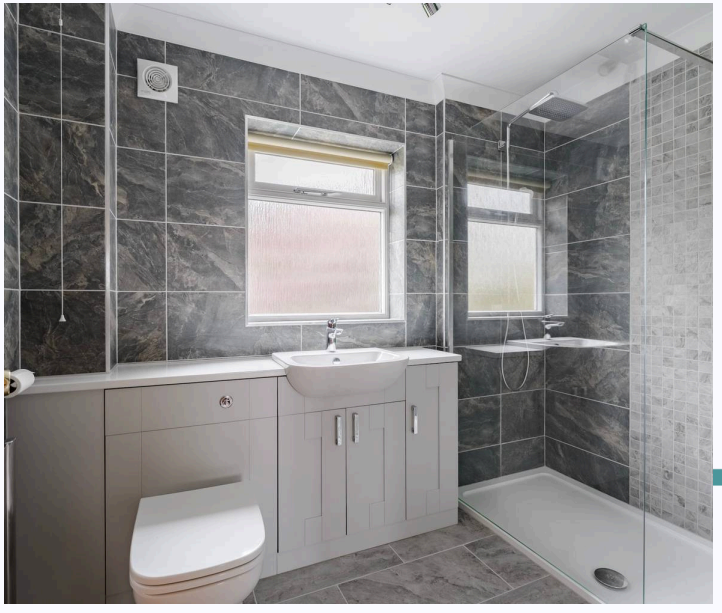
The principal sitting room is a wonderfully bright space, benefitting from dual-aspect windows that allow natural light to pour in throughout the day. A multi-fuel log burner with an attractive oak surround provides a charming focal point, while French doors open directly onto the rear patio and gardens, creating an easy connection between indoor and outdoor living. Complementing this space is a comfortable snug and a separate formal dining room, offering excellent flexibility for growing families, home working, entertaining or simply enjoying additional living space. Their configuration also lends itself to those seeking accommodation for relatives or guests.

The kitchen and breakfast room form the heart of the home, offering a practical yet sociable environment for everyday life. Fitted with an extensive range of cream shaker-style cabinetry, the kitchen provides excellent storage and workspace alongside integrated appliances and a Rangemaster cooker.

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The adjoining breakfast area creates an ideal setting for informal dining, while a separate utility room, pantry and ground-floor cloakroom add further convenience to the layout.

Upstairs, the property continues to impress with exceptionally generous bedroom accommodation. Four spacious double bedrooms are served by a recently updated family shower room, finished to a high standard and featuring a contemporary double waterfall shower, vanity unit and heated towel rail. The principal bedroom enjoys the added benefit of extensive built-in wardrobe space and a private en-suite bathroom with both bath and separate shower facilities. Additional storage cupboards on the landing ensure practicality remains a key feature throughout the home.

Outside, the landscaped rear gardens are a particular highlight and provide a wonderful backdrop to family life. Predominantly laid to lawn, the grounds are beautifully stocked with mature planting, established trees and fruit trees that create a peaceful environment with a high degree of privacy. An Indian sandstone patio offers an excellent space for outdoor dining and entertaining, while a greenhouse, garden shed and log store provide valuable storage and functionality for keen gardeners and outdoor enthusiasts alike. The thoughtful landscaping and abundance of mature greenery give the garden a well-established feel that can be enjoyed throughout the seasons.

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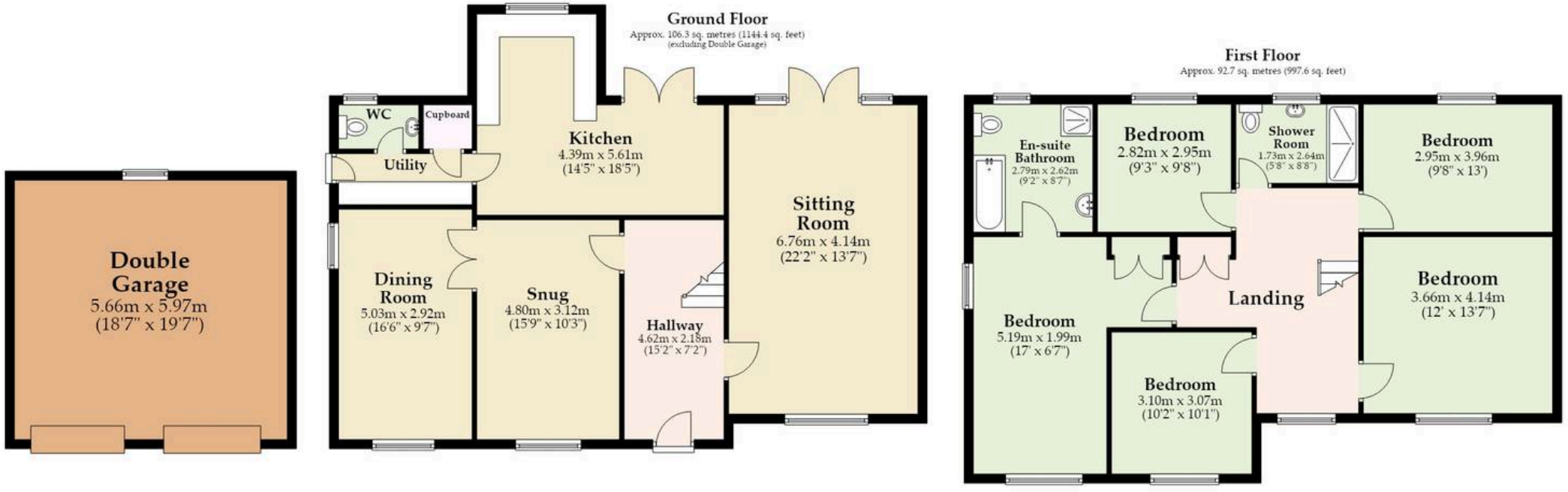
To the front, substantial parking is available via a gated shingle driveway, complemented by a separate brick weave driveway leading to the carport and double garage. The garage provides further storage, workshop potential and secure parking. Additional practical benefits include an EV charging point, solar panels and access to the property's solar energy system controls, helping to make this an impressively efficient home. Combining impressive proportions, versatile reception space, landscaped gardens, modern improvements and a convenient location close to Watton, Lakeside represents a superb family home designed to accommodate modern living.

Agent's Note

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

Please note that the property has been historically extended, with prospective purchasers advised to satisfy themselves regarding any relevant consents, approvals or building regulation documentation.

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Total area: approx. 199.0 sq. metres (2142.0 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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