

12 Dye Road, Watton

Minors & Brady

12 Dye Road

Watton, Thetford

Stylish, spacious and perfectly arranged across three floors, this impressive Bennett Homes townhouse offers modern family living at its very best. Beautifully presented throughout, the property boasts three well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a bright and airy sitting room with Juliet balcony. The versatile layout provides excellent living and entertaining space, with a fitted kitchen, separate dining room and two cloakrooms serving the accommodation. Outside, an enclosed rear garden offers a private space to relax, while driveway parking adds everyday convenience. Situated within easy reach of the town centre and local amenities, this is a home that successfully combines practicality, comfort and contemporary style.

- Built by the highly regarded Bennett Homes
- Immaculately presented three-bedroom townhouse arranged over three floors
- Bright and spacious first-floor sitting room with French doors and Juliet balcony
- Well-equipped fitted kitchen with integrated double oven, hob, extractor hood and dishwasher
- Separate dining room with direct access to the rear garden via patio doors
- Generous principal bedroom benefiting from a private en-suite shower room
- Family bathroom serving the upper floor, complemented by two additional cloakrooms
- Flexible accommodation ideal for families, professionals or those working from home

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The Location

Situated within a historic Norfolk market town, this location enjoys a convenient setting that appeals to a wide range of residents seeking a balance between town amenities and rural surroundings. The town serves as an established centre for the Wayland area of Breckland, offering the practicality of everyday services alongside a welcoming community atmosphere. Its traditional market heritage remains evident through a 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 a local medical practice, and residents benefit from a range of leisure opportunities through the local 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.

The area is served by a selection of primary schools, while Wayland Academy provides secondary education. A number of additional schooling options can be found in surrounding villages and towns, offering a broad choice across both state and independent sectors.

Despite its rural setting, the town offers good connectivity across Norfolk and beyond. The A1075 links the area to Thetford and Dereham, while the nearby A11 provides direct routes towards Norwich, Cambridge and London.

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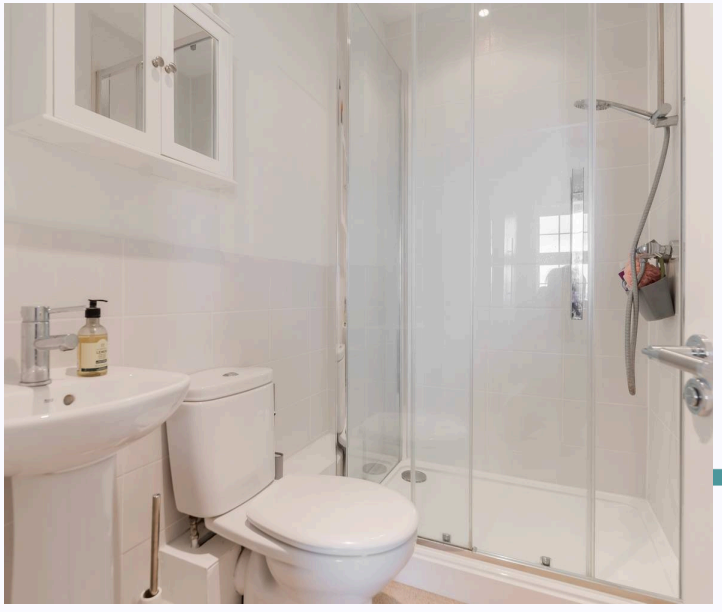












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Built by the highly regarded local developer Bennett Homes, this impressive three-bedroom townhouse is arranged over three floors and offers spacious, versatile accommodation finished to an excellent standard throughout. Perfectly suited to growing families, professional couples or those seeking modern, low-maintenance living, the property combines practical design with comfortable and stylish interiors.

The home is entered via a welcoming entrance hall which leads through to an inner hallway, where stairs rise to the first floor. Positioned at the front of the property, the well-appointed kitchen features an attractive range of wall and base units complemented by generous work surfaces and a selection of integrated appliances, including a double oven, hob with extractor hood and dishwasher. To the rear, a separate dining room provides an excellent space for family meals and entertaining, with patio doors opening directly onto the garden and allowing plenty of natural light to flow through. A convenient ground-floor cloakroom completes this level.

Occupying the first floor is a superb sitting room, creating a wonderful space to relax and unwind. Featuring French doors with a Juliet balcony alongside a front-facing window, the room enjoys an abundance of natural light and a pleasant, airy feel. Also on this floor is the third bedroom, which could equally serve as a home office or guest room, together with an additional cloakroom.

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guest room, together with an additional cloakroom.

The second floor accommodates the remaining bedrooms and family bathroom. The principal bedroom is a comfortable double room positioned at the front of the property and benefits from its own en-suite shower room. Bedroom two overlooks the rear garden and is served by the family bathroom, which is fitted with a bath and shower attachment, wash basin and WC.

Outside, the rear garden offers a private and enclosed setting, featuring a patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn. A timber shed provides useful external storage, while driveway parking for two vehicles adds further practicality.

Presented in superb condition throughout, this attractive three-storey home offers a fantastic combination of space, convenience and modern living, all within easy reach of local amenities and the town centre.

Agent's Note

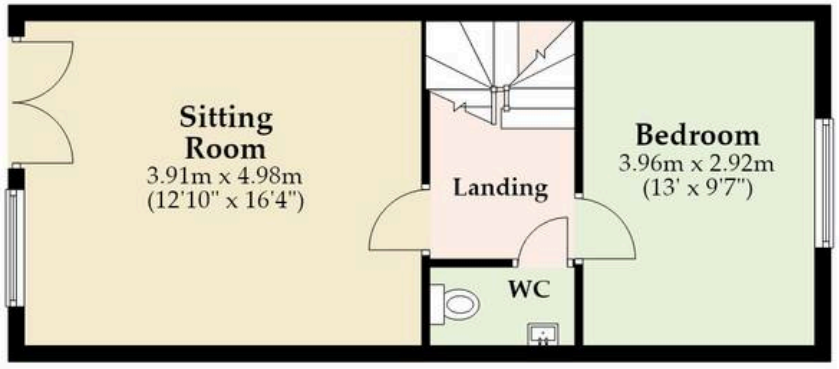
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance charge: £80 paid annually, this is approximate.



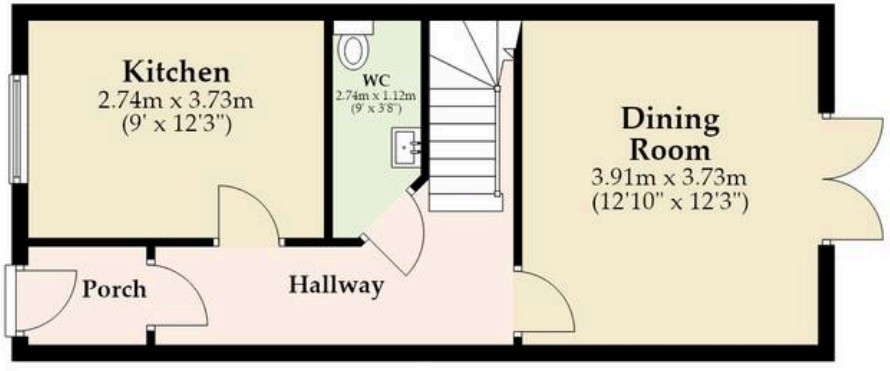
First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



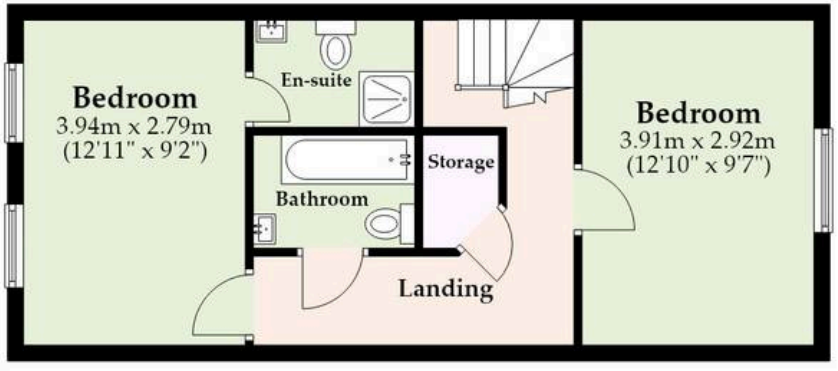
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 119.1 sq. metres (1281.8 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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dereham@minorsandbrady.co.uk | 01362 700820 | 9a Market Place, Dereham, NR19 2AW

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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