

21 Angel Close, Watton

Minors & Brady

21 Angel Close

Watton, Thetford

Modern, detached and designed for family life, this superb home combines spacious open-plan living with practical everyday comfort. Situated within a popular residential development in Watton, the property offers well-presented accommodation throughout, perfectly suited to families, professionals and those seeking additional space. At the heart of the home is a bright and sociable open-plan kitchen, dining and living area, ideal for both entertaining and day-to-day living. Three well-proportioned bedrooms, including a principal bedroom with en-suite, provide comfortable and flexible accommodation across the first floor. Completing the package is an enclosed rear garden, garage and ample driveway parking, creating a fantastic all-round family home.

- Attractive three-bedroom detached home situated within a popular and well-regarded residential development
- Spacious open-plan kitchen, dining and reception area designed to suit modern family living and entertaining
- Bright and airy living accommodation with excellent natural light flowing throughout the principal living spaces
- Well-appointed kitchen offering ample storage, generous worktop space and room for everyday dining
- Generous principal bedroom benefiting from a private en-suite shower room for added comfort and convenience
- Two further well-proportioned bedrooms, ideal for family members, guests or home-working requirements
- Modern family bathroom complemented by a practical ground-floor cloakroom/WC
- Enclosed rear garden providing a secure and private outdoor space for relaxing, dining and recreation

M&B









21 Angel Close

Watton, Thetford

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.

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.

M&B













21 Angel Close

Watton, Thetford

Angel Close, Watton

Contemporary family living, generous open-plan space and a highly practical layout come together beautifully in this impressive three-bedroom detached home. Positioned within a popular modern development in Watton, the property offers a superb balance of stylish interiors and everyday functionality, making it an excellent choice for growing families, professionals or those looking to enjoy a more spacious lifestyle. Well presented throughout and ready to move straight into, this is a home designed to accommodate modern living with ease.

The accommodation is centred around a bright and spacious open-plan kitchen, dining and reception area, creating a sociable environment where family life naturally unfolds. Whether preparing meals, gathering around the dining table or relaxing at the end of the day, this versatile space is perfectly suited to both everyday living and entertaining. Large windows allow natural light to pour in, enhancing the sense of space and creating an inviting atmosphere throughout. A convenient ground-floor WC adds further practicality.

Upstairs, the property continues to impress with three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from the added luxury of an en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms offer flexibility for children, guests or those working from home, while the contemporary family bathroom serves the household with ease.

M&B







21 Angel Close

Watton, Thetford

Outside, the property enjoys a private enclosed rear garden, providing a safe and secure space for children and pets, as well as an ideal setting for outdoor dining, summer barbecues and relaxation. The garden offers plenty of potential for keen gardeners while remaining manageable for those seeking low-maintenance outdoor space.

Practicality is further enhanced by a garage and generous driveway parking for multiple vehicles, ensuring ample space for both residents and visitors. Combined with its popular residential location, modern layout and well-balanced accommodation, this attractive detached home represents an excellent opportunity to secure a property that is perfectly suited to modern family life.

Agent's Note

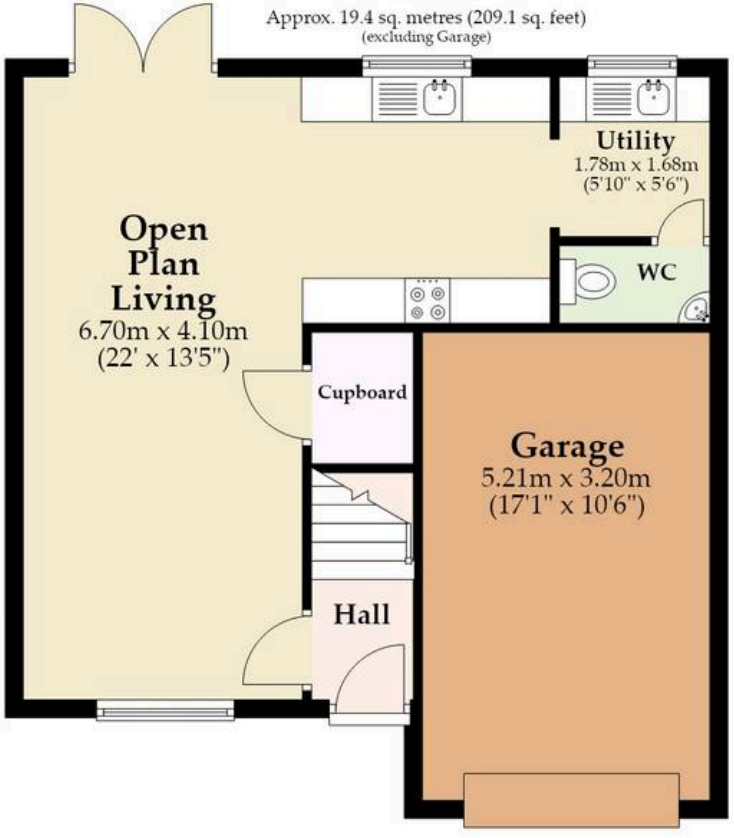
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance charge: £104 per annum.

M&B

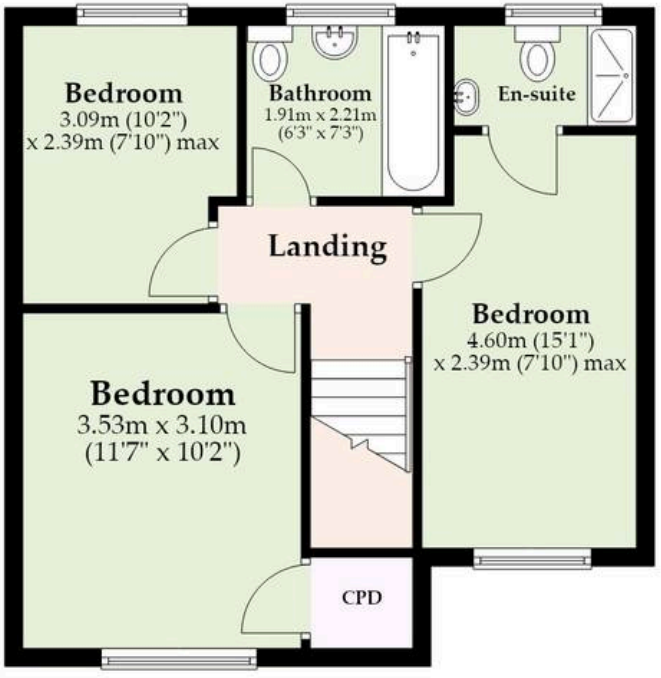
Ground Floor

Approx. 19.4 sq. metres (209.1 sq. feet)
(excluding Garage)



First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 62.5 sq. metres (672.3 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.

M&B

Dreaming of this home?
Let's make it a *reality.*



Meet *Kyle*
Branch Manager



Meet *Marlo*
Senior Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

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

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

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