

115 Brandon Road
Watton
IP25 6LL



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115 Brandon Road

Guide Price £260,000

Impeccably Renovated Cottage with Style and Soul

Nestled just a short stroll from Watton's bustling town centre, this beautifully reimagined 1850s semi-detached cottage stands as a testament to expert craftsmanship and timeless style. Painstakingly restored by one of the current owners – a heritage builder – the attention to detail and quality of finish is nothing short of exceptional.

Set back from the road, the approach offers generous parking for up to four vehicles (including room for a large van), with a shared section of drive useful for turning and unloading. From here, you're just minutes from shops, cafés and everyday amenities, yet moments from the open countryside that surrounds this popular Norfolk market town.

Step inside through a discreet side entrance, and you'll immediately feel the care poured into every corner of this home. The entrance hall features clever built-in utility space behind bespoke bifold doors and a sleek, stylish cloakroom. To the front, the living room is calm and inviting, with exposed floorboards underfoot and classic wood panelling adding texture and depth. A large front window draws in natural light and frames the setting perfectly.

At the heart of the home lies the standout kitchen–dining–living space: a true showpiece. With exposed flintwork, reclaimed parquet flooring, and twin French doors that open onto a spectacular oak-framed garden room, the entire area blends rustic authenticity with modern elegance. The kitchen itself features chunky reclaimed timber worktops, bespoke cabinetry, a five-burner gas hob, and twin round sink bowls set into a unit brimming with characterful little drawers. From the thoughtful layout to the materials used, this space is a joy to spend time in – equally suited to quiet breakfasts or lively gatherings.

Further highlights include a cosy dining space with quarry tiled floors and a roaring wood burner – currently used as a games room – and a rear entertaining area tiled and fitted with its own wood burner, offering a versatile inside-outside lifestyle all year round.

Upstairs, the thoughtful design continues. A double-height stairwell with exposed brickwork leads to a bright landing and three bedrooms. The principal bedroom is generous in scale and fitted with beautifully restored, reclaimed wardrobe doors. The second bedroom is another comfortable double, and the third a large single or occasional guest room. The bathroom is sleek and contemporary, yet in keeping with the home's period sensibility, offering a modern suite and tasteful finish.

Outside, the garden offers a calm retreat. Completely enclosed (ideal for dogs), it features a split-level layout with gravel seating area, lawn, ornamental borders, and a large storage shed at the far end. Privacy is another perk here – it's barely overlooked and feels like your own little oasis.

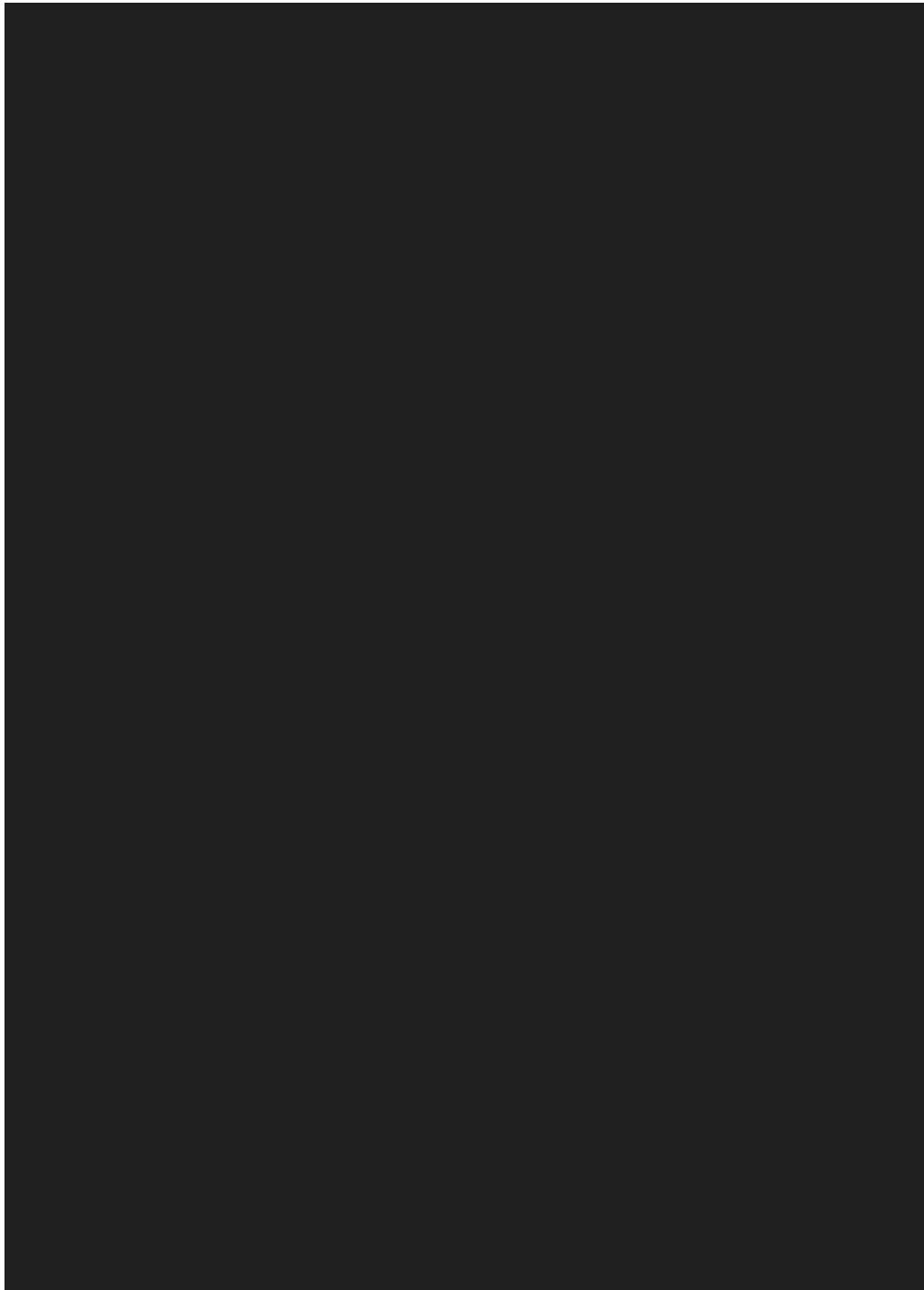
Everything here has been finished to an immaculate standard. From the wallpapered ceilings and artisan tiling to the natural materials and considered layout, there is absolutely nothing to do but move in and enjoy.

If you're looking for a characterful home that fuses old-world soul with magazine-worthy design, 115 Brandon Road is quite simply in a league of its own.

Agents notes...

A pre-recorded walkaround tour will be available for this property very shortly.

Photos have been supplied by the vendor, and many more to follow within a few days.



Local Authority
Breckland

Council Tax Band
B

Directions



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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