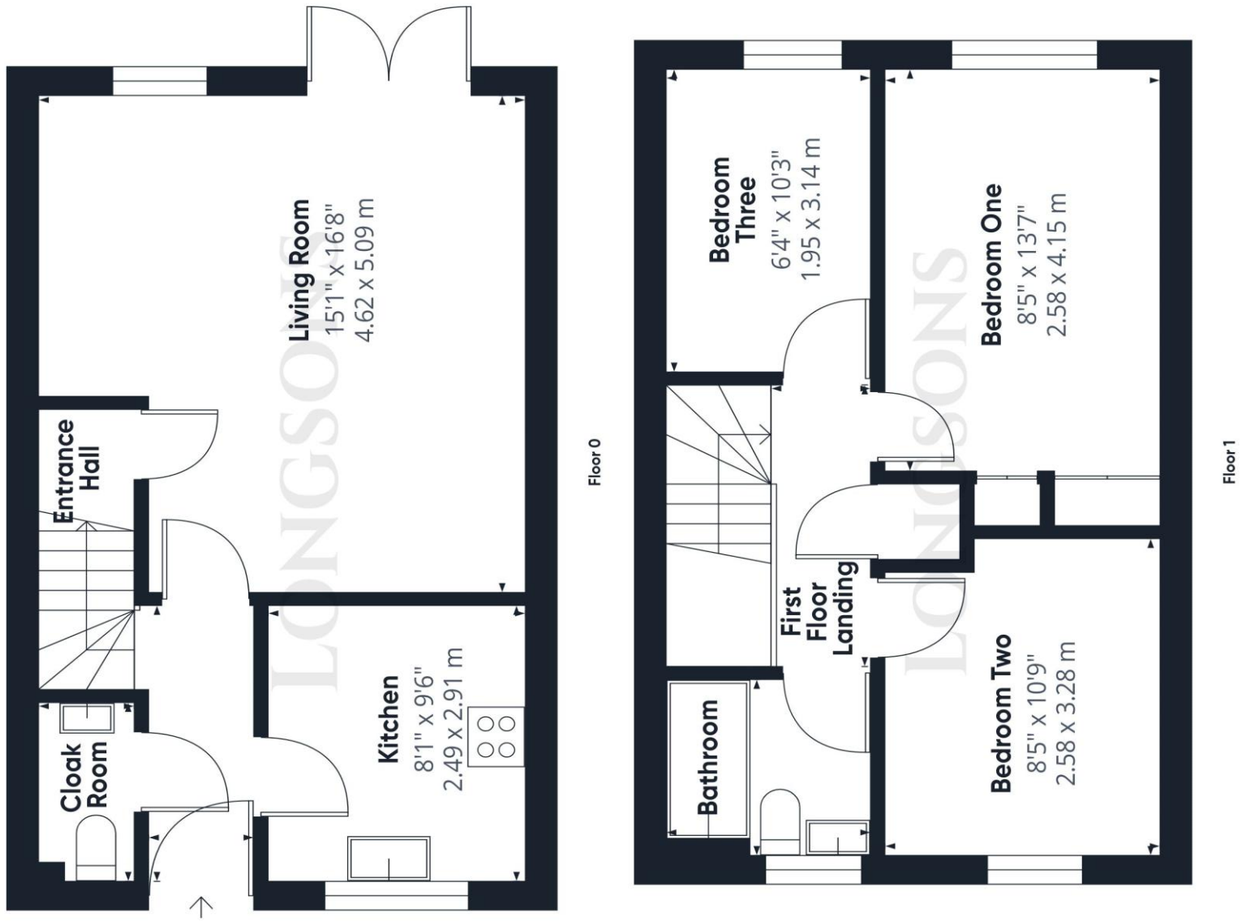


LONGSONS



Fortress Road, Carbrooke, Thetford, IP25 6FP

Chain Free!
Three bedroom end terrace house situated in the village of Carbrooke, the property offers living room, kitchen, bathroom, rear, gas central heating and UPVC double glazing.

Guide Price £190,000 - £200,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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Situated on a popular development in the village of Carbrooke close to the market town of Watton, Longsons are delighted to present to the market this three bedroom end terrace property. The property has lots to offer including living room, kitchen, cloakroom, bathroom, rear garden, gas central heating and UPVC double glazing throughout. Offered Chain Free!

Briefly the property offers entrance hall, cloakroom, kitchen, living room, understairs storage cupboard, three bedrooms, airing cupboard, bathroom, rear garden, gas central heating and UPVC double glazing.

CARBROOKE
Carbrooke is a thriving community with a Village Hall, a village green with play area, Indian restaurant, church, garage and a variety of shops, just two miles from the popular market town of Watton. with Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall
Composite entrance door, radiator, cloakroom, stairs to first floor.

Kitchen
9'6" (2.9m) x 8'1" (2.46m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, integrated fan oven with gas hob over and extractor hood, space and plumbing for washing machine, inset stainless sink sink unit with mixer tap and drainer, cupboard housing wall mounted gas combination boiler, space for upright fridge/freezer, radiator, UPVC windows to front.

Cloakroom
WC, hand washbasin with tiled splashback, extractor fan.

Living Room
16'8" (5.08m) x 15'1" (4.6m)
Two radiators, UPVC double glazed window to rear, UPVC double glazed French doors to rear, understairs storage cupboard.

First Floor Landing
Loft access, built-in airing cupboard.

Bedroom One
13'7" (4.14m) x 8'5" (2.57m)
Radiator UPVC double glazed window to rear, built-in wardrobe space.

Bedroom Two
10'9" (3.28m) x 8'5" (2.57m)
Radiator, UPVC double glazed window to front.

Bedroom Three
10'3" (3.12m) x 6'4" (1.93m)
Radiator, UPVC double glazed window to rear.

Bathroom
Hand washbasin with tiled splashback, WC, bath with mixer tap, hand held shower attachment and waterfall shower over, radiator, extractor fan, obscure UPVC double glazed window to front.

Garage
Up and over door, power and lighting.

Rear Garden
Laid to lawn with paved patio and walkway area, fencing to perimeter, established trees to slated beds, gate providing rear access.

Front of Property
Laid to Cotswold stone granite chippings, composite entrance door, access to rear garden via side.

Agent`s Note
EPC rating C78 (Full copy available on request).
Council tax band B (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Popular Location, Close to Shops and Amenities
- Enclosed South Facing Rear Garden
- Garage and Parking
- Energy Efficiency Rating C78
- Gas Central Heating and UPVC Double Glazing
- Chain Free!







