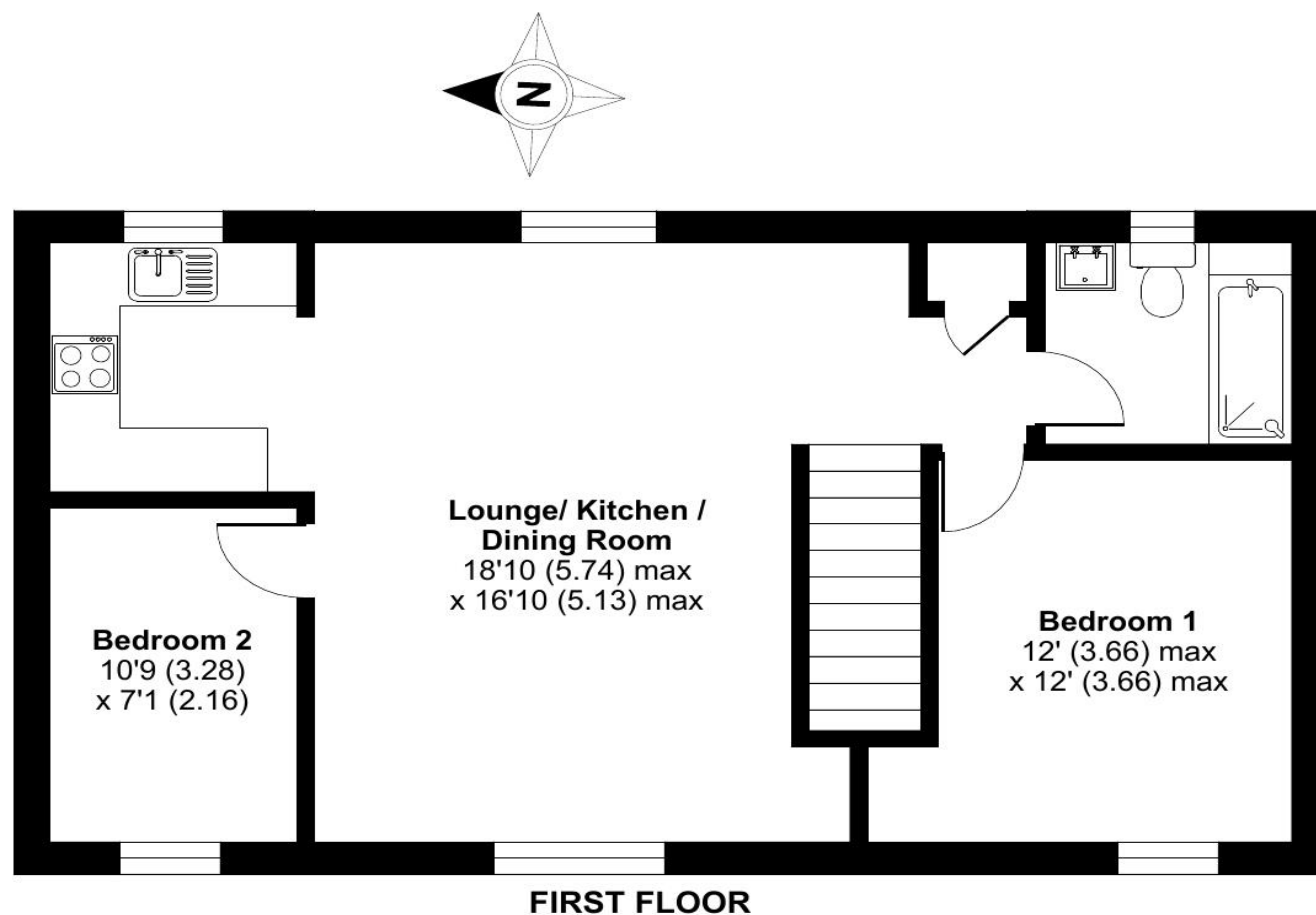


## Washington Drive, Carbrooke, Thetford, IP25

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



## Washington Drive, Carbrooke, Thetford, IP25 6NY

Very well presented, spacious two bedroom first floor modern coach house situated in Carbrooke, overlooking a lush green. This fantastic property is situated with open green to the front and offers car port with covered parking, open plan living with lounge/kitchen/dining room, water softener.

**Guide Price £160,000-£170,000 Leasehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Longsons. REF: 1190210



18 High Street, Watton, Thetford, IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>



18 High Street, Watton, Thetford, IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>





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.

- Water Softener
- Two Bedrooms
- Modern Coach House
- Energy Efficiency Rating C78
- Open Plan Living
- Modern Bathroom
- Covered Parking
- Modern Kitchen
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development in Carbrooke overlooking a lush green with tree, Longsons are delighted to bring to the market, this very well presented, spacious modern two bedroom coach house. This fantastic property offers a car port with covered parking, open plan lounge/kitchen/dining room, modern bathroom and kitchen, water softener, gas central heating and UPVC double glazing.

**WATTON**  
The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. 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. Swaffham 10

miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

Recently fitted Solidor entrance door to front, stairs to first floor.

#### Open Plan Lounge/Kitchen/Dining Room 18'10" (5.74m) x 16'10" (5.13m)

To kitchen area - modern fitted kitchen units with work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, cupboard housing water softener. To living area - built in storage cupboard housing gas central heating boiler, UPVC double glazed windows to front and rear, radiator.

#### Bedroom One 12'0" (3.66m) x 12'0" (3.66m)

UPVC double glazed window to front, radiator.

#### Bedroom Two 10'9" (3.28m) x 7'1" (2.16m)

UPVC double glazed window to front, radiator.

#### Bathroom

Modern bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator, extractor fan.

#### Outside

Car port with covered parking for one vehicle, small storage area to rear of car port, external lighting, path to front door.

#### Agents Notes

EPC rating C78 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland County Council)

Ground rent £250 per annum.

Service charge of £700 per annum (approx).

