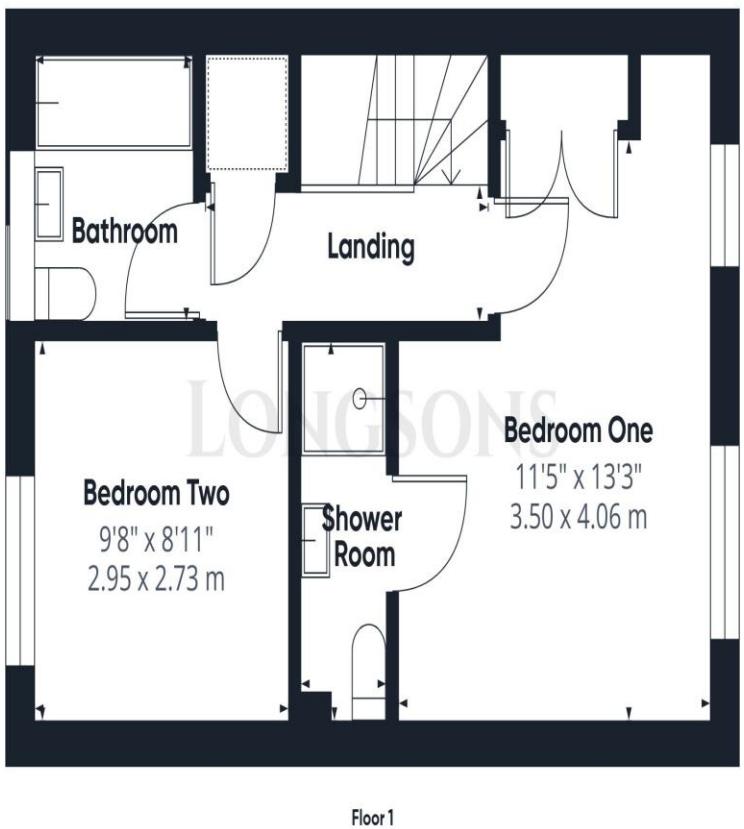


Floor 0



Floor 1

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## Wessex Drive, Carbrooke, Thetford, IP25 6ZD

Very well presented, modern mid terrace two bedroom house situated on a popular development in Watton. This fantastic property offers en-suite shower room, allocated parking, cloakroom with WC, gas central heating and UPVC double glazing.

**Guide Price £200,000 to £210,000 Freehold**





Situated on a popular development on the outskirts of Watton, Longsons are delighted to bring to the market this very well presented, modern mid terrace two bedroom house. This fantastic property offers en-suite shower room, allocated parking for two vehicles, cloakroom with WC, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, two bedrooms, en-suite shower room to bedroom one, bathroom, gardens, allocated parking for two vehicles, 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. The town's Sustran's Way walking/cycling route connects Watton and Griston providing a traffic free

alternative to the A1075. 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. There is a regular Watton/Norwich bus route.

#### Entrance Hall

Composite entrance door to front, stairs to first floor, radiator.

#### Lounge

**10'8" (3.25m) x 15'5" (4.7m)**

Understairs storage cupboard, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

#### Kitchen

**13'8" (4.17m) x 9'0" (2.74m)**

Fitted kitchen units to wall and floor, worksurface over, composite one and bowl sink unit with mixer tap and

drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, UPVC double glazed window to front, wall mounted gas central heating boiler, radiator.

#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

#### Stairs & Landing

Loft access, built in storage cupboard.

#### Bedroom One

**11'5" (3.48m) x 13'3" (4.04m)**

Built in wardrobe, UPVC double glazed window to rear, radiator, door to en suite shower room.

#### En-suite Shower Room

Shower cubicle, hand wash basin, WC, radiator, extractor fan.

#### Bedroom Two

**9'8" (2.95m) x 8'11" (2.72m)**

UPVC double glazed window to front, radiator.

#### Bathroom

Bathroom suite comprising bath, wash basin, WC, obscure glass UPVC double glazed window to front, towel radiator.

#### Outside Front

Low maintenance front garden laid to shingle, hedge to perimeter, outside light, path to front door.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside tap, outside light, wooden fence to perimeter, wooden garden shed, gated access to rear parking area.

#### Agents Note

EPC rating B84 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

#### Agents Note 2

There is a maintenance charge for the upkeep of communal garden areas of approx £100pa. Further details can be

obtained through conveyancer at the time of purchase.

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.

- Terrace Two Bedroom House
- Modern Kitchen
- Cloakroom with WC
- Energy Efficiency Rating B84
- En-suite Shower Room
- Allocated Parking for 2 Vehicles
- Gas Central Heating
- UPVC Double Glazing

