



## Broadmoor Road, Carbrooke, Thetford, IP25 6TE

Fabulous, spacious detached three bedroom chalet style home sitting on generous grounds approaching a third of an acre (STS) in the popular village of Carbrooke.

This fantastic property offers bathroom, shower room, garden room/studio, two reception rooms, parking, garage and UPVC double glazing

**Offers in Excess of £450,000 Freehold**





Situated on generous grounds approaching a third of an acre (STS) and set back from the road in the popular village of Carbrooke, Longsons are delighted to bring to market this fabulous, spacious, very well presented detached three bedroom chalet style home. This fantastic property has much to offer and includes two reception rooms, kitchen/breakfast room, water softener, cloakroom, shower room and bathroom, sizeable gardens with garden room/studio/office, garage, ample parking and UPVC double glazing. Viewing highly recommended! Briefly, the property offers entrance porch, hallway, lounge, dining room, kitchen/breakfast room, bathroom, utility area, cloakroom with WC, three bedrooms; one on ground floor, shower room, garage, garden/studio/office, gardens, parking, oil fired central heating and UPVC double glazing. CARBROOKE Carbrooke is a thriving community with a Village Hall, a village green with play area, 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 Porch**  
UPVC double glazed entrance porch.

**Hallway**  
Stairs to first floor, under stairs storage cupboard, built-in cupboard housing hot water cylinder.

**Lounge**  
**14'11" (4.55m) x 14'11" (4.55m)**  
UPVC double glazed walk-in bay window to front, UPVC double glazed bay window to side, radiator.

**Dining Room**  
**11'4" (3.45m) x 11'1" (3.38m)**  
UPVC double glazed walk-in bay window to side, radiator.

**Kitchen/Breakfast Room**  
**15'10" (4.83m) x 10'1" (3.07m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and filtered water tap, space for upright fridge/freezer, space for electric cooker, tiled splashback, UPVC double glazed window to rear.

**Rear Lobby/Utility Area**  
Space and plumbing for washing machine and dishwasher, double glazed entrance door opening to rear garden.

**Bedroom Three (ground floor)**  
**14'10" (4.52m) x 10'11" (3.33m)**  
Built-in wardrobes, UPVC double glazed window to front, radiator.

**Bathroom (ground floor)**  
Spa bath with shower over and shower screen, hand wash basin set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to rear, tiled splashback, tiles to floor.

**Cloakroom**  
Hand wash basin, WC, obscure glass UPVC double glazed window to rear.

**Stairs and Landing**  
Loft access.

**Bedroom One**  
**18'3" (5.56m) x 12'0" (3.66m)**  
Two built-in wardrobes, large walk-in eaves cupboard, UPVC double glazed window to front and side, radiator.

**Bedroom Two**  
**14'11" (4.55m) x 12'0" (3.66m)**  
Two built-in wardrobes, large walk-in eaves cupboard, UPVC double glazed window to front and side, radiator.

**Shower Room**  
Shower cubicle, hand wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

**Garage**  
**18'1" (5.51m) x 9'11" (3.02m)**  
Motorised main roller door to front, door to garden room, UPVC double glazed window to side, electric power and lights.

**Garden Room/Studio**  
**15'0" (4.57m) x 12'1" (3.68m)**  
Would make ideal garden office or gymnasium etc... double glazed sliding patio doors opening to rear garden, UPVC double glazed windows to side, door to garage.

**Outside Front**  
A generous well maintained front garden laid to lawn accessed via wooden five bar gate, established shrubs, trees and plants to beds and borders, driveway providing ample off-road parking, outside light, outside tap, access to rear garden.

**Rear Garden**  
Laid to lawn, paved patio seating area, vegetable growing area, two wooden garden sheds, outside light.

**Agent's Note**  
EPC rating TBC (Full copy available on request)  
Council tax band E (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.

- Three Bedroom Chalet Style Home
- Grounds Approaching Approx 1/3 acre (STS)
- Two Reception Rooms
- Energy Efficiency Rating TBC
- Bathroom, Shower Room and Cloakroom
- Established Gardens with Garden Room, Garage and Parking
- Oil Central Heating and UPVC Double Glazing
- Water Softener
- Popular Village Location

