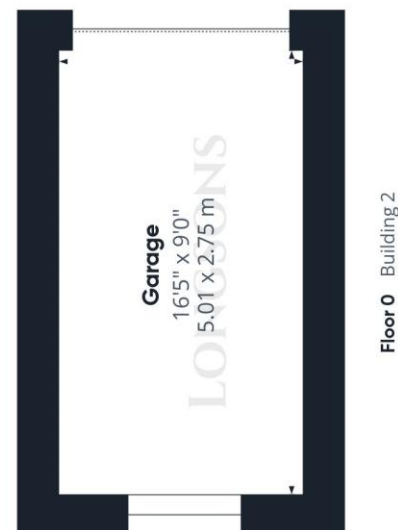
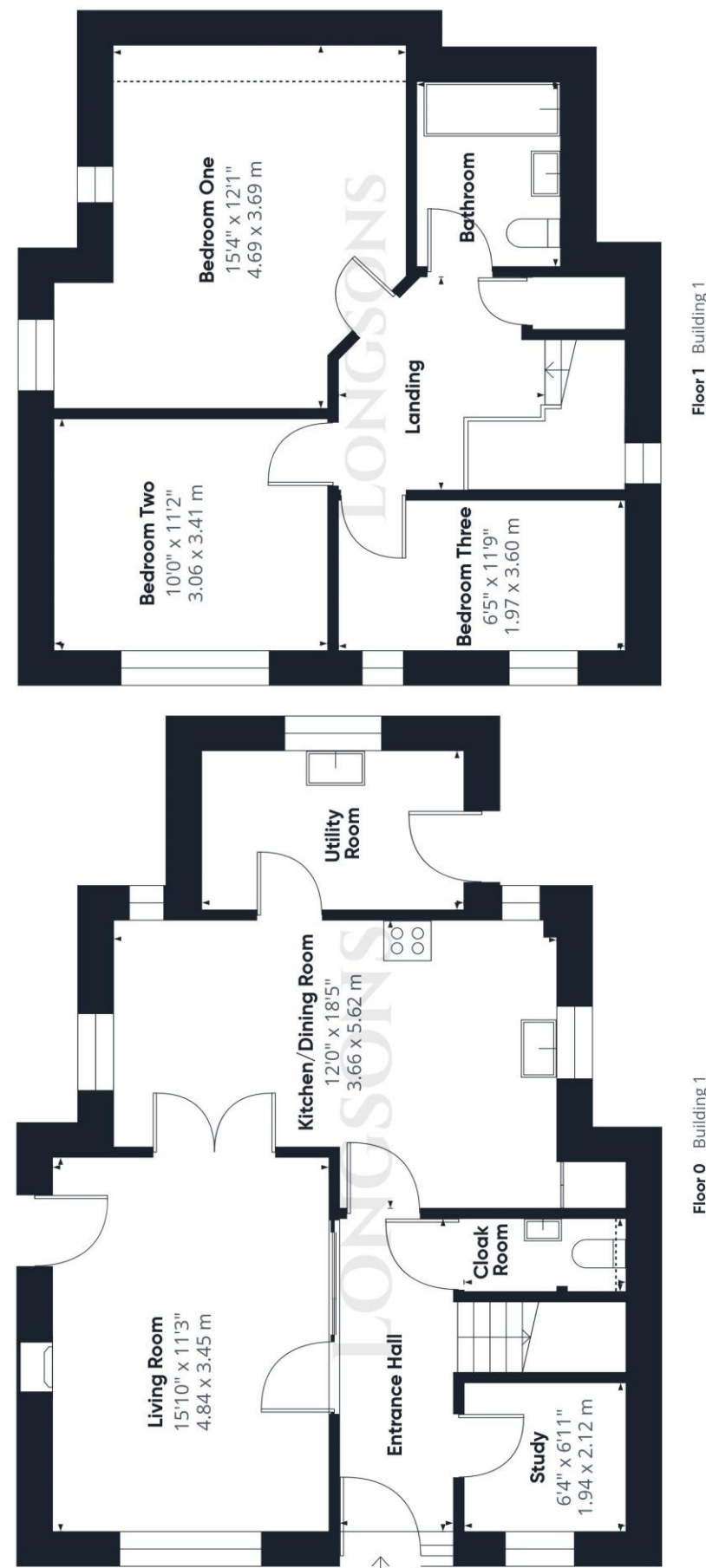




Oaklands Farm Cottages, Shipdham Road, Carbrooke, Thetford, IP25 6SY

Well presented three bedroom link-detached house situated in the rural village of Carbrooke. The property offers, kitchen/dining room, utility room, two reception rooms, three bedrooms, garden, parking, UPVC double glazing and oil fired central heating.

Guide Price £300,000 - £325,000 Freehold



Situated in a quiet rural location in the village of Carbrooke, Longsons are delighted to bring to the market this well presented three bedroom link-detached home. The property has lots to offer including open plan kitchen/dining room, utility room, two reception rooms, three bedrooms, generous garden, off-road parking, garage, oil fired central heating and UPVC double glazing. Briefly, the property offers entrance hall, study, cloakroom, living room, kitchen/dining room, utility room, three bedrooms, bathroom, garden, garage, 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, 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

Obscured glass UPVC double glazed entrance door to front, radiator, stairs to first floor, full length glazed panels and glazed door leading to living room.

Study

6'11" (2.11m) x 6'4" (1.93m)
UPVC double glazed window to front, radiator.

Cloakroom

Hand wash basin with tiled splashback, WC, extractor fan, under stairs storage cupboard, radiator.

Living Room

15'10" (4.83m) x 11'3" (3.43m)
Feature fireplace with pamment tiles to hearth and wooden surround, UPVC double glazed window to front, UPVC

double glazed door to side leading to garden, radiator, glazed French doors leading to kitchen/dining room.

Kitchen/Dining Room

18'5" (5.61m) x 12'0" (3.66m)
Range of fitted units to walls and floor, work surface over, inset stainless steel sink with mixer tap and drainer, tiled splashbacks, integrated oven with electric hob and integrated extractor over, space for under counter fridge, space and plumbing for dishwasher, built-in storage cupboard, UPVC double glazed windows to sides and rear, radiator.

Utility Room

Fitted cabinets to floor, work surface over, inset stainless steel sink with mixer tap and drainer, tiled splashback, space and plumbing for washing machine, floor standing oil fired boiler, extractor fan, UPVC double glazed window to rear, obscured glass UPVC double glazed entrance door to side, UPVC double glazed door to side.

Stairs and Landing

Cupboard housing hot water cylinder, loft access, UPVC double glazed window to side, radiator.

Bedroom One

15'4" (4.67m) x 12'1" (3.68m)

Two UPVC double glazed windows to side, eaves storage, radiator.

Bedroom Two

11'2" (3.4m) x 10'0" (3.05m)

UPVC double glazed window to front providing far reaching countryside views, radiator.

Bedroom Three

11'9" (3.58m) x 6'5" (1.96m)

Two UPVC double glazed windows to front providing far reaching countryside views, radiator.

Bathroom

Bath with mixer tap and hand held shower attachment, WC, hand wash basin, partly tiled walls, extractor fan, Velux window to rear, radiator.

Outside Back

Shared access to brick weave driveway providing parking for several vehicles leading to garage, walkway leading to obscured glass UPVC double glazed front door, five bar wooden gate leading to garden area.

Garden

Wrap around garden laid to lawn with two paved patio seating areas, established shrubs and trees to perimeter, outside lighting., walkway leading to driveway and garage,

Garage

16'5" (5m) x 9'0" (2.74m)

Up and over door to front, UPVC double glazed window to rear, space for tumble dryer, electric lights and power.

Agent's Note

EPC rating TBC (Full copy available on request)

Council tax band C (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 Link-Detached House

- Quiet Rural Location

- Two Reception Rooms

- Energy Efficiency Rating TBC

- Gardens, Garage and Parking

- UPVC Double Glazing and Oil Central Heating

- No Onward Chain!

