



## Carbrooke Road, Ovington, Thetford, IP25 6SD

Fabulous three bedroom character property situated in the semi-rural village of Ovington. This fantastic property oozes charm throughout and combines the luxury of modern living with all the character of a period property, offering generous gardens, double garage, solar panels and much more!..

**Price £645,000 Freehold**





### En-Suite Shower Room

Shower cubicle with rainfall shower head and separate hand shower attachments, hand wash basin set within fitted cabinets, concealed cistern WC, towel radiator, obscure glass double glazed window to front, extractor fan.

### Bedroom Two

**12'3" (3.73m) x 11'6" (3.51m)**

UPVC double glazed windows to front and rear, built-in cupboard, radiator, door to en-suite bathroom.

### En-Suite Bathroom

Standalone double ended bath with mixer tap and separate hand shower attachments, hand wash basin, WC, two built-in cupboards.

### Bedroom Three

**12'8" (3.86m) x 8'4" (2.54m)**

UPVC double glazed window to rear, radiator.

### Double Garage

Two main up and over doors to front, separate workshop area to rear corner, electric power and lights.

### outside Front

Front garden laid to shingle providing ample off-road parking for several vehicles, covered log storage to side of garage, two wooden five bar gates providing access to property grounds, established trees

hedge and wooden fence to perimeter, gated access to further front garden laid to lawn.

### Rear Garden

Generous rear garden laid to lawn, paved patio seating terrace with brickwork fireplace and chimney and pergola over, established trees, shrubs and plants throughout, log store, wooden garden shed, play area laid to bark chippings, outside tap, gated access to front.

### Agent's Note

EPC rating D59 (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.

- Fabulous Three Bedroom Cottage
- Character and Charm Throughout
- Popular Village Location
- Energy Efficiency Rating D59
- Three Reception Rooms
- Generous Gardens and Parking
- Ground Floor Bathroom and Two En-Suites
- PV Solar Panels and Air Source Heat Pump

Situated in the popular semi-rural village of Ovington, Longsons are delighted to bring to the market this absolutely fabulous character property. Combining the luxury of modern living with the charm and character of a period property. This home was originally built circa 1820s and was extended approximately 2006 and now offers three reception rooms, two en-suites, double garage, parking for numerous vehicles, generous gardens, PV solar panels, ground floor bathroom and much much more. Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers entrance hall/study, lounge, dining room, kitchen/breakfast room, snug, utility room, boot room, ground floor bathroom, three double bedrooms, two with en-suite shower rooms, air source heat pump for heating and hot water and UPVC double glazing.

Ovington Ovington is a small village situated in the Breckland area of Norfolk, approximately 1 mile north of the market town of Watton. In spite of its size, it is a very active village and even has an allotment site! There are traces of a Roman encampment on Ovington common to the north of the village and urns and Roman coins have been unearthed there.

### Entrance Hall/Study

Double glazed entrance door to front, double glazed window to rear, two radiators.

### Lounge

**14'10" (4.52m) x 14'5" (4.39m)**

Feature brickwork wall and fireplace with inset log burning stove, double glazed French doors opening to rear garden, exposed wooden beams to ceiling, double glazed windows to front and rear, two radiators.

### Dining Room

**17'5" max (5.31m) x 11'8" max (3.56m)**

Fireplace with inset log burning stove, understairs storage cupboard, built-in storage cupboard, double glazed entrance door opening to rear garden, double glazed window to side, two radiators.

### Kitchen/Breakfast Room

**20'10" max (6.35m) x 17'2" max (5.23m)**

Bespoke fitted kitchen units to walls and floor, oak work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, space for large Range style electric cooker with extractor hood over, space for large American style fridge/freezer, space and plumbing for dishwasher, tiles to floor, UPVC double glazed windows to front, UPVC double glazed stable style entrance door opening to side.

### Snug

**7'7" (2.31m) x 5'11" (1.8m)**

UPVC double glazed window to front.

### Utility Room

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, wine rack, space and plumbing for washing machine, space for tumble dryer, cupboard housing hot water cylinder, tiles to floor, UPVC double glazed window to rear.

### Boot Room

**13'0" (3.96m) x 6'11" (2.11m)**

Fitted kitchen units to floor, work surface over, entrance door opening to rear garden, UPVC double glazed window to rear and side, radiator.

### Ground Floor Bathroom

Standalone double ended bath with mixer tap and separate hand shower attachments, hand wash basin, WC, radiator, obscure glass UPVC double glazed window to rear, obscure glass window to front.

### Stairs and Landing

Galleried landing, double glazed window to side.

### Bedroom One

**11'7" (3.53m) x 9'7" (2.92m)**

Double glazed windows to front, rear and side, built-in cupboard, radiator, door to en-suite shower room.

