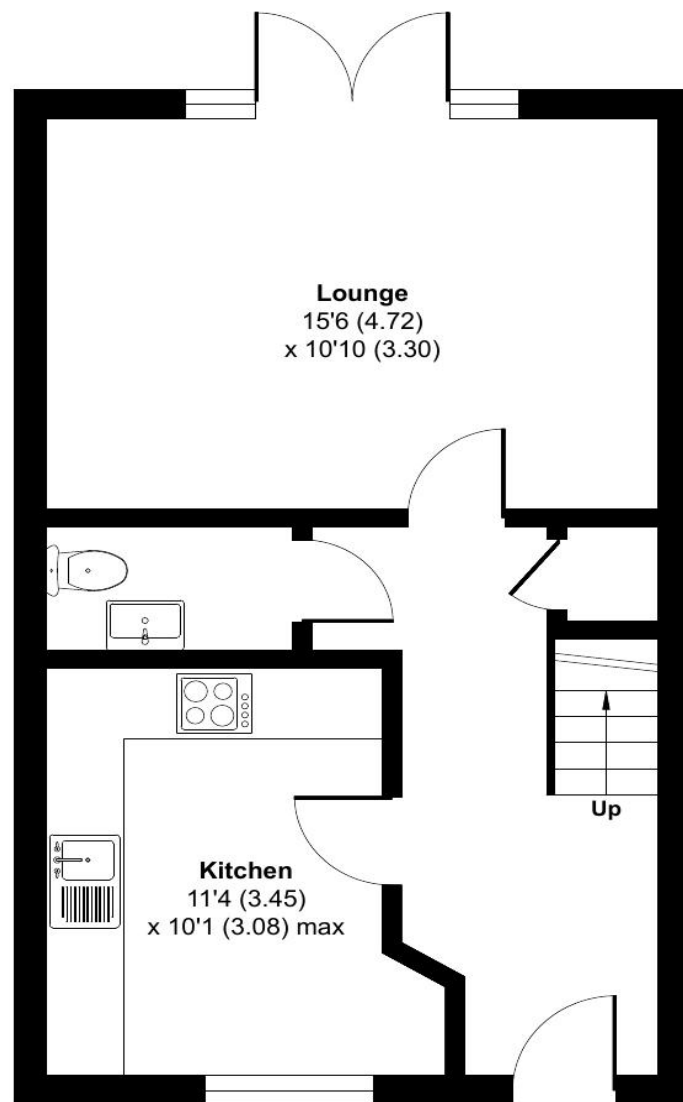


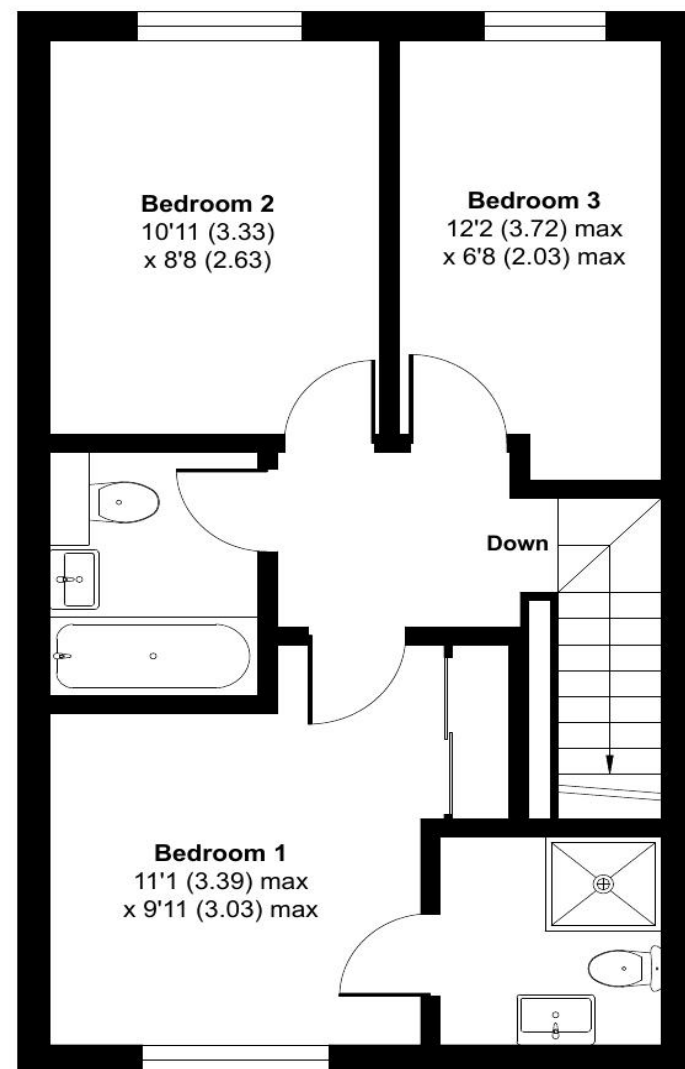
Spitfire Drive, Carbrooke, Thetford, IP25

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1256478



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Spitfire Drive, Carbrooke, Thetford, IP25 6UQ

Well presented, modern semi-detached three bedroom house situated on a popular development in Watton. This fantastic property offers en-suite shower room, cloak room with WC, off road parking, gardens, gas central heating and UPVC double glazing.

Available Chain Free

Guide Price £210,000 - £220,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Situated on a popular development in Watton, Longsons are delighted to bring to the market this well presented modern detached three bedroom house. This superb property offers en-suite shower room, cloakroom with WC, off road parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, three bedrooms, en-suite to bedroom one, family bathroom, gardens, parking, 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

Lounge/Dining Room

15'6" (4.72m) x 10'10" (3.3m)

UPVC double glazed French doors opening to rear garden, radiator.

Kitchen

11'4" (3.45m) x 10'1" (3.07m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, UPVC double glazed window to front, radiator.

Cloakroom

Hand wash basin, WC, radiator.

Stairs and Landing

Loft access.

Bedroom One

11'1" (3.38m) x 9'11" (3.02m)

UPVC double glazed window to front, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC, extractor fan, obscure glass UPVC double glazed window to front.

Bedroom Two

10'11" (3.33m) x 8'8" (2.64m)

UPVC double glazed window to rear, radiator.

Bedroom Three

12'2" (3.71m) Max x 6'8" (2.03m) Max

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin, WC, radiator, extractor fan.

Outside Front

Small front garden with a selection of shrubs and plants, driveway to side providing off road parking for two vehicles, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating B (Full copy available on request)

Council tax band B83 (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.

- Modern Semi-Detached House
- Three Bedrooms
- Lounge/Dining Room
- Energy Efficiency Rating B83
- En-Suite and Family Bathroom
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- Available Chain Free!

