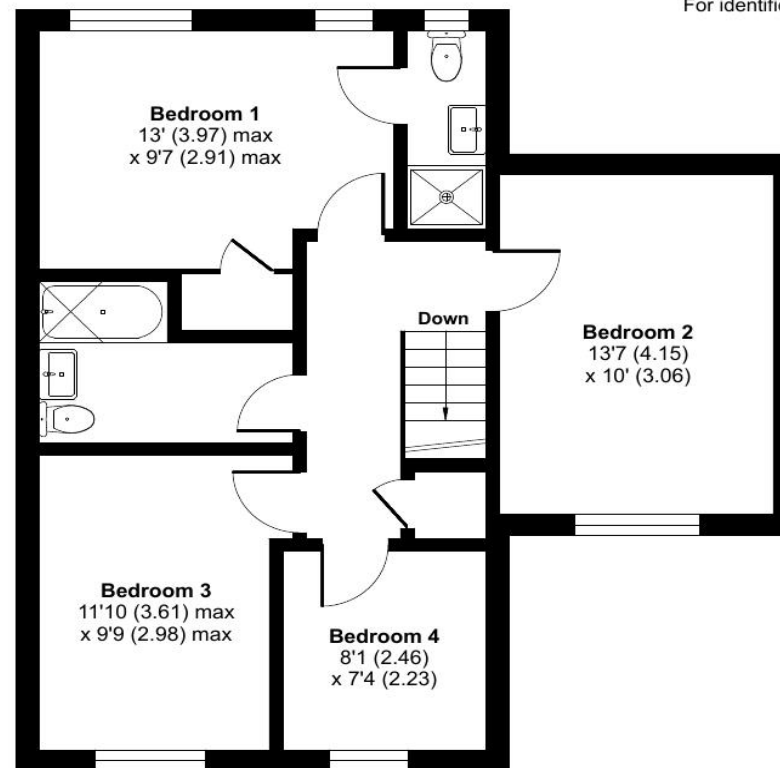


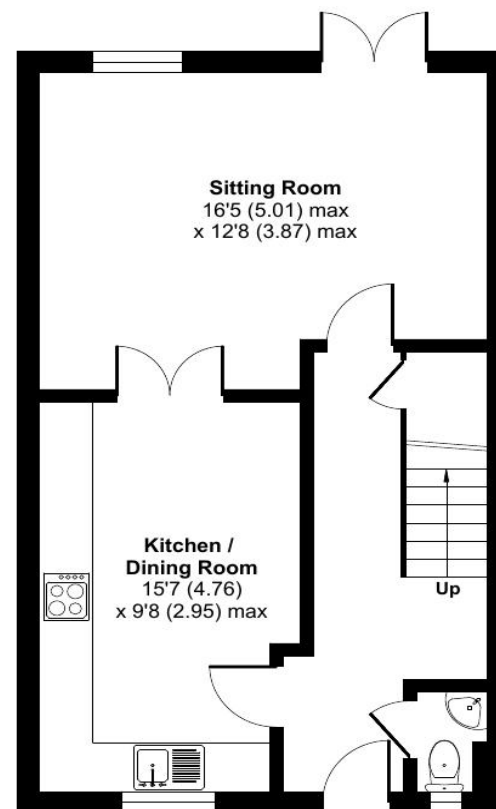
Wessex Drive, Carbrooke, Thetford, IP25

Approximate Area = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1248812



Wessex Drive, Carbrooke, Thetford, IP25 6ZD

Owners have found!

Very well presented, modern four bedroom house in Carbrooke on the outskirts of Watton. This fantastic property offers parking, en-suite shower room, kitchen/dining room, South facing garden, parking, gas central heating and UPVC double glazing.

Guide Price £250,000 - £260,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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En-suite Shower Room

Shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, obscure glass UPVC double glazed window to rear, towel radiator, extractor fan.

Bedroom Two

13'7" (4.14m) x 10'0" (3.05m)

UPVC double glazed window to front, radiator.

Bedroom Three

11'10" (3.61m) x 9'9" (2.97m)

UPVC double glazed window to front radiator.

Bedroom Four

8'1" (2.46m) x 7'4" (2.24m)

UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, tiles to floor, extractor fan.

Outside Front

Small front garden with selection of shrubs, path leading to front door, covered parking to side for approximately three vehicles, outside light, gated access to rear garden.

Rear Garden

Enclosed south facing rear garden laid to lawn, wooden garden shed with electric power, outside tap, external electric power sockets, wooden fence to perimeter, wooden decked seating area, paved patio seating area, gated access to front.

Agent's Notes

EPC rating B85 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- South Facing Rear Garden
- Four Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating B85
- En-Suite and Family Bathroom
- Covered Parking and Gardens
- Gas Central Heating and UPVC Double Glazing
- Owner Has Found!

Situated in Carbrooke on the outskirts of the market town of Watton, Longsons are delighted to bring to the market this very well presented four bedroom house. This fantastic property offers en-suite shower room, kitchen/dining room, cloakroom with WC, covered parking, south facing rear garden, gas central heating and UPVC double glazing.

OWNERS HAVE FOUND!

Viewing highly recommended.

Briefly, the property offers entrance hall, sitting room, kitchen/dining room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, four piece family bathroom, covered parking, gardens, 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.

Sitting Room

16'5" (5m) x 12'8" (3.86m)

UPVC double glazed French doors opening to rear garden, glazed double doors opening through to kitchen/dining room, UPVC double glazed window to rear, radiator.

Kitchen/Dining Room

15'7" (4.75m) x 9'8" (2.95m)

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 ceramic hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, wall mounted gas central heating boiler, UPVC double glazed window to front, tiles to floor, radiator.

Cloakroom

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

Stairs and Landing

Built-in storage cupboard, loft access.

Bedroom One

3'0" (0.91m) x 9'7" (2.92m)

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

