



Carbrooke, Thetford - IP25 6TA



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Occupying a CORNER PLOT is this recently refurbished CHARACTERFUL COTTAGE which has been SYMPATHETICALLY and TASTEFULLY MODERNISED by the current owners to offer a modern living space with authentic charm still a key feature. With a newly fitted and remodelled kitchen installed in 2024 with all solid oak worktops and exposed red brick fireplace housing a WOOD BURNER leading directly into a separate UTILITY ROOM, 2023 fitted FOUR PIECE BATHROOM SUITE giving a unique feel to the home and large open sitting room with a second wood burner all on the ground floor. The first floor houses TWO DOUBLE BEDROOMS both with BUILT IN WARDROBES, sloped ceilings with exposed wooden beams and a landing space ideal for use as a STUDY. Externally, the home offers a PRIVATE courtyard setting with tree lined aspect to the side of the home and a newly purchased lawn strip to the adjacent side, ideal for planting with a timber storage shed to the very front.



Council Tax band: A

Tenure: Freehold

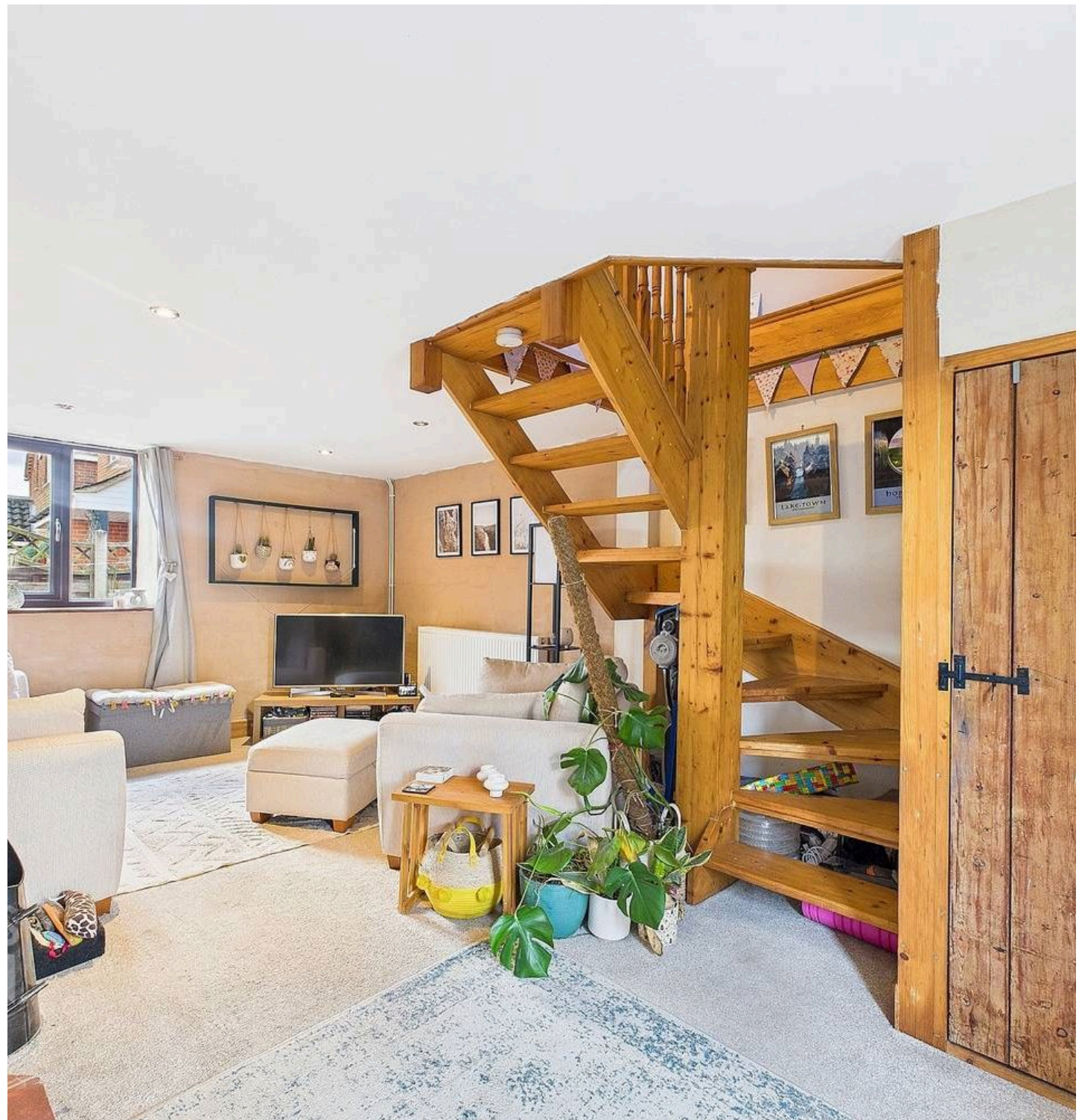
EPC Energy Efficiency Rating: E

- Detached Characterful Cottage
- Sympathetically Modernised By Current Owners
- Kitchen Installed 2024 With Separate Utility Room
- Unique Four Piece Bathroom Added In 2023
- Two Double Bedrooms With Built In Storage
- Private Courtyard & Side Garden Strip
- Newly Fitted Modern Electric Heating System
- Tranquil Setting With All Amenities Near By

Carbrooke is a rural village located three miles outside the popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

SETTING THE SCENE

Occupying a corner plot where Broadmoor Road meets Mill Lane, with low level fencing leading towards taller fencing creating privacy for the garden with a large timber built shed towards the front of the home currently housing the electric boiler and lawn strip to the left hand side of the home. A five bar timber gate allows access to the home either at the front or to the side.



THE GRAND TOUR

Entering via the front door, you are first met with the newly fitted kitchen/dining area with all wooden effect flooring, leading you through to a wide range of base mounted storage units, with solid oak work surfaces sitting above them giving way to freestanding appliances including the oven and hob with extraction above. An exposed red brick fireplace sits towards the centre of the room, a key feature in this rustic setting, with a wood burning stove creating a warm and cosy atmosphere, whilst a utility room sits just off to the side of this space with further base mounted storage units and room for appliances, such as a dishwasher, washing machine, tumble dryer and American style fridge freezer. Through from here, the sitting room opens up again occupying a generous space measuring a little over 17', where carpeted flooring allows for a choice of soft furnishings and another red brick fireplace currently houses a second wood burning stove. A solid wooden staircase leads you towards the first floor accommodation and wall mounted radiators adorn the walls, as well as a uPVC double glazed door which will take you into the garden courtyard. More authentic wooden style doors take you into a brand new, fully modernized bathroom suite complete with a unique and attractive finish, comprising fully tiled surroundings and vanity storage. A raised shower tray leads you directly into the bath with rainfall shower head above, with a decorative style rarely seen making this space a rear feature of the home.

The first floor landing has partly sloped ceilings and exposed wooden beams, leaving ample room for a potential home office or study setup with handy storage cupboard built over the stairs, Velux window and radiator mounted below. The smaller of the two bedrooms sits to your right with all built in wardrobes to your left and ample floor space for a double bed with Velux window and wall mounted radiator. The larger of the bedrooms comes towards the end of the hallway measuring some 15ft in length, again fitted with bespoke built in wardrobes with all carpeted flooring and exposed wooden beams adding to the authentic cottage feel.

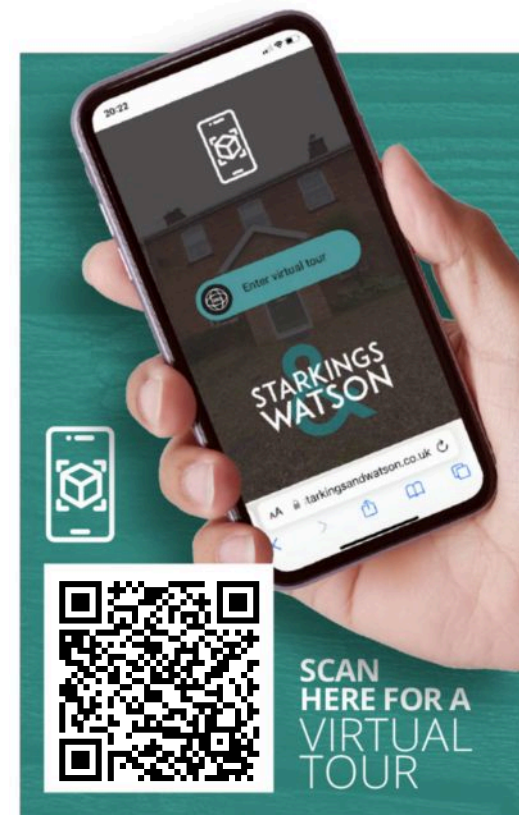
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



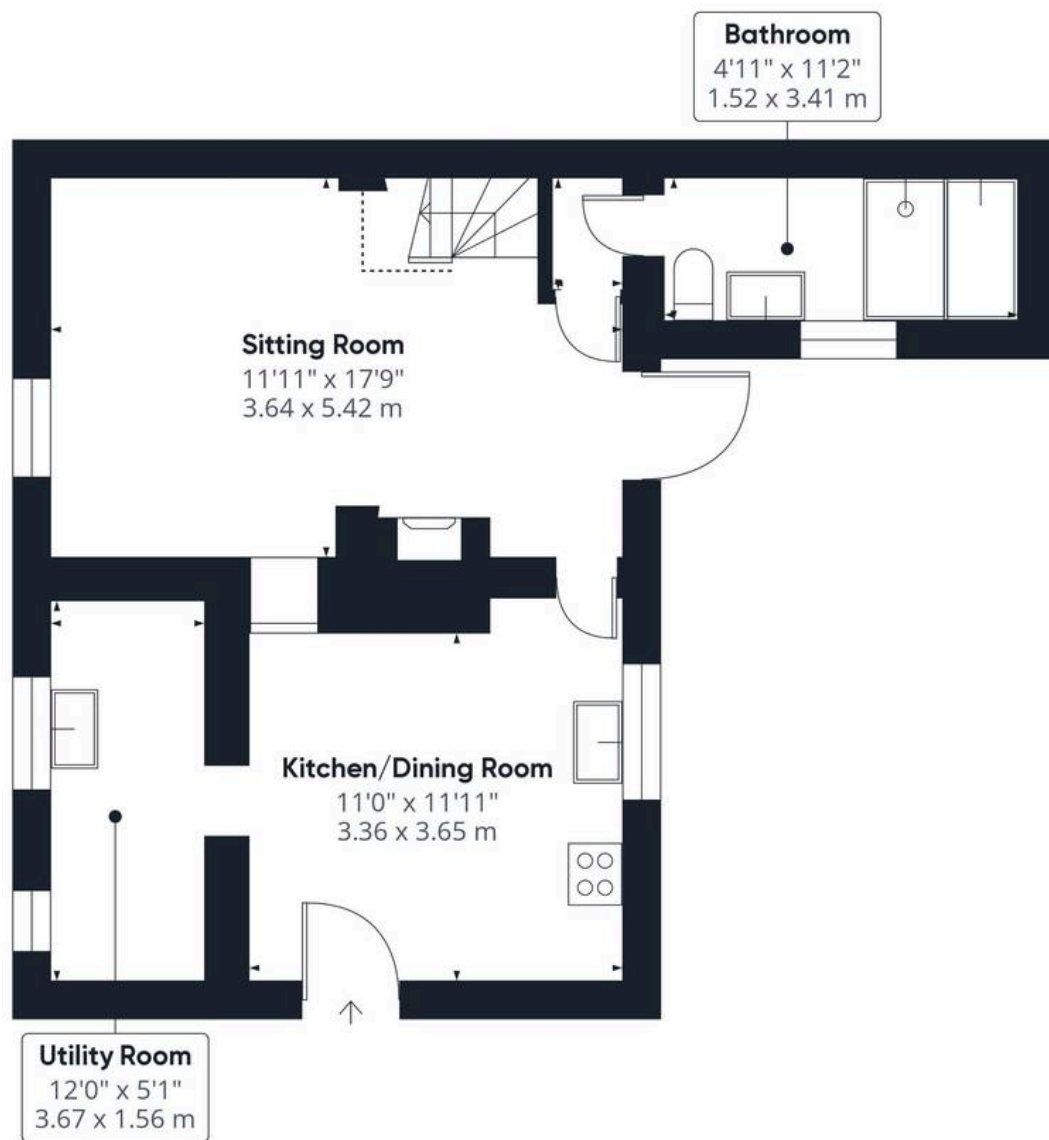




THE GREAT OUTDOORS

Externally the courtyard garden is laid with shingle and made private to the road with tall fencing and mature shrubbed borders. Here there is a pallet wood store whilst the adjacent side offers a lawn and planting space suitable for drying clothes and growing vegetables in the raised planting beds.





Approximate total area⁽¹⁾

842.06 ft²

78.23 m²

Reduced headroom

152.19 ft²

14.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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