



Buckingham Close, Carbrooke - IP25 6WL



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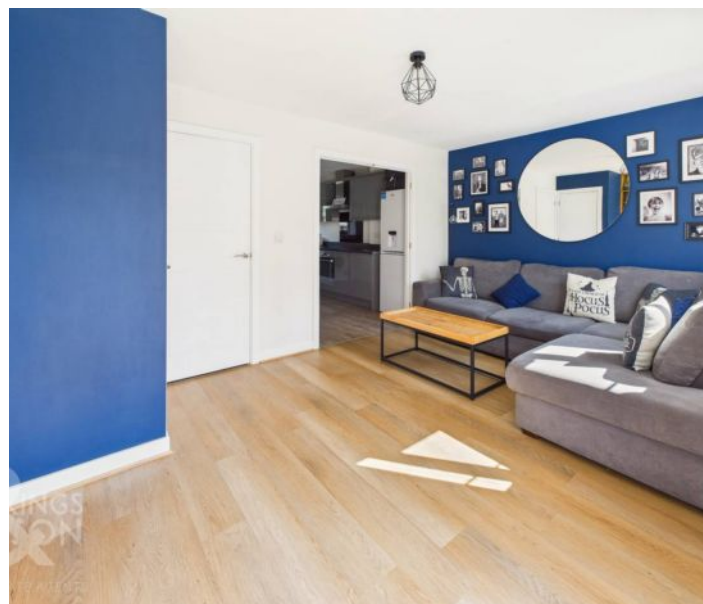
Carbrooke, Thetford

Sit towards the very edge of this popular and well connected development opposite GREEN SPACE this SEMI-DETACHED HOUSE has been lovingly improved by the current owners to offer an ATTRACTIVE living space throughout. The ground floor is presented in a wonderfully FREE-FLOWING way with the KITCHEN and SITTING ROOM left in an open plan manner with INTEGRATED APPLIANCES to the kitchen and French doors in the garden taking you in to the LANDSCAPED REAR GARDEN. In total, TWO DOUBLE BEDROOMS are on offer with an EN-SUITE SHOWER ROOM to the main, as well as a shared FAMILY BATHROOM and ground floor WC. The property comes with two ALLOCATED PARKING SPACES to the front with side access gate leading in to the LOW-MAINTENANCE REAR GARDEN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Semi-Detached House
- 6 Years NHBC Warranty Remaining
- Free-Flowing Ground Floor Design
- Kitchen With Added Storage & Integrated Appliances
- Two Double Bedrooms
- Family Bathroom, En-Suite & WC
- Landscaped Rear Garden
- Allocated Off Road Parking

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

The property can be found right at the very edge of the development towards the end of this quiet close where a open green frontage sits adjacent to the home. A low level timber border gives way to a low maintenance bark chippings and shrub frontage adding vibrancy to the front of the home whilst just beyond the home two allocated parking spaces can be found.

THE GRAND TOUR

Once inside a central hallway is the first space to greet you with wood effect flooring laid underfoot. This space takes you through to the rest of the accommodation on the ground floor as well as stairs for the first floor and two piece WC immediately to your right offering a low level radiator and frosted glass window. The kitchen sits just to your left, an upgraded space featuring a wide array of wall and base mounted storage units which in turn give way to an integrated oven and hob with extraction hood above whilst leaving space and plumbing for further wide goods including a washing machine and tumble dryer with further space for a tall freestanding fridge/freezer. The doors have been removed by the current owners between the two living spaces to create a free flowing design where the sitting room merges at the rear of the home. Measuring some 15' in length, this space backs onto the garden with a dual rear facing aspect featuring tall uPVC double glazed French doors that lead directly out onto the rear garden patio. A handy built in storage cupboard can be found in the corner of the room and separate doorway leading you back through to the entrance hall.

The first floor landing splits in both directions to allow access into both of the bedrooms on the first floor with the landing giving way to a large storage cupboard above the stairs and upgraded three piece bathroom suite with shower head and glass screen mounted over the bath.

Situated adjacent to this is the smaller of the two bedrooms, still more than large enough to accommodate a double bed. This space is currently used as an additional living area and home office space with tree line views to the front whilst the larger of the bedrooms sits towards the very rear of the home with double built in wardrobes and large open carpeted floor space more than suitable for a large double bed and additional soft furnishings with the added benefit of an en-suite shower room featuring low level radiator.

FIND US

Postcode : IP25 6WL

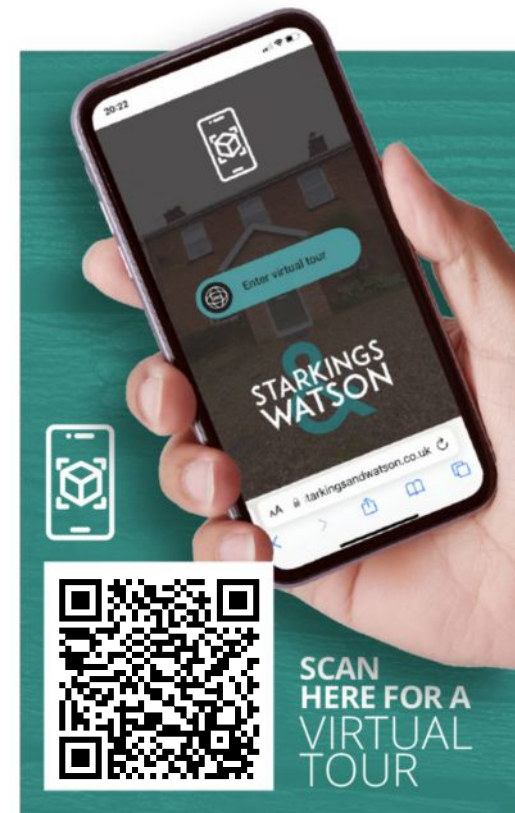
What3Words : ///retina.elevates.verbs

VIRTUAL TOUR

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

AGENTS NOTES

There is a small maintenance charge to be paid for upkeep of communal green spaces of £99 P/A.



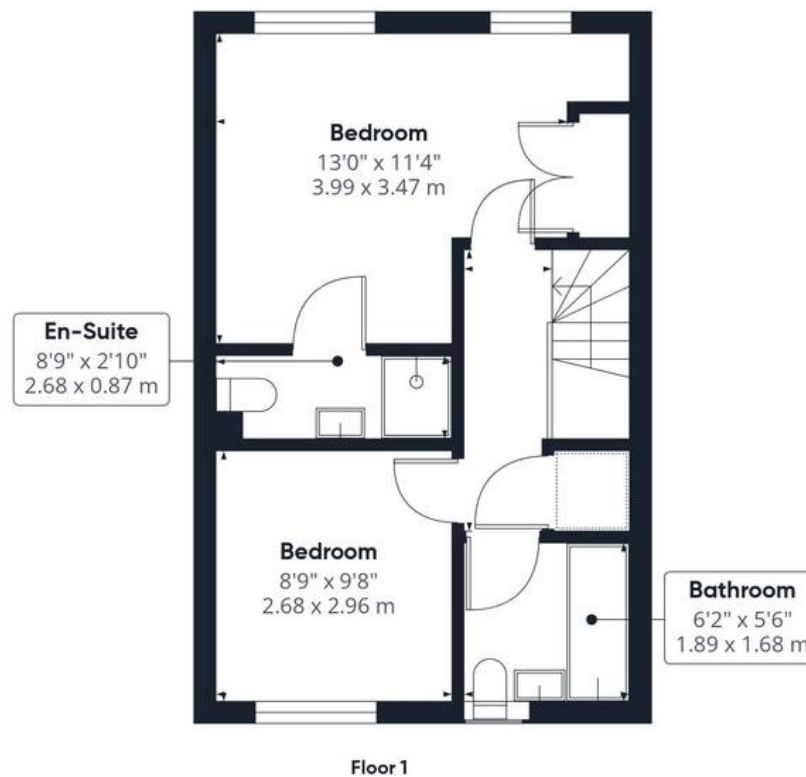
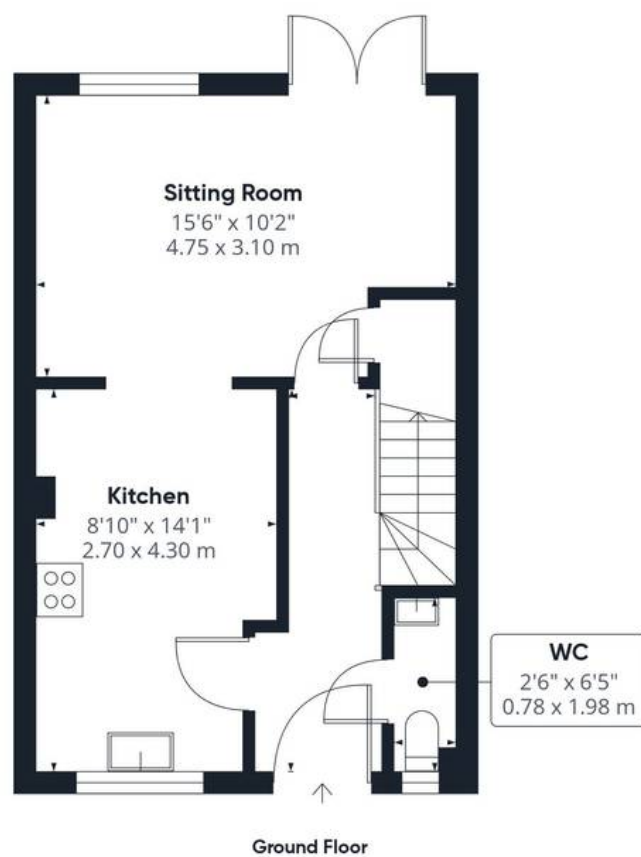




THE GREAT OUTDOORS

The rear garden is generously sized where an extended flagstone patio area sits at the very rear of the home leading up through railway sleeper planting beds to a shingle and bark chipped rear garden with colourful planting borders and raised timber deck seating area nestled in the very corner of the garden next to a storage shed.





Approximate total area⁽¹⁾
703 ft²
65.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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