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THE STORY OF

18 Mill Lane

Carbrooke, Norfolk

SOWERBYS

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18 Mill Lane

Carbrooke, Norfolk,
IP25 6TD

Popular Village Location

Detached Luxury and Private Home

Half Acre Gardens

Spacious Double Garage

Versatile Ground Floor Layout

Modern Kitchen

Three Generously Sized Bedrooms

Tasteful Family Bathroom Design

Exclusive, Tranquil and Stylish Living

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“... radiates warmth and modern living,
basking in natural light...”

Nestled in the heart of the charming Norfolk village of Carbrooke, this distinguished detached home presents a unique chance for those in search of a perfect blend of spaciousness and a peaceful location.

Approaching the property, set back from the road, ample parking can be found on the shingle driveway. Boasting a double garage and additional storage, this residence is both practical and elegant.

Upon entering, a welcoming hallway sets the stage for the spacious living spaces that unfold on the ground floor. The versatile layout caters to modern living needs, with a conveniently tucked-

away cloakroom and a spacious study/bedroom that serves as an ideal home office or guest accommodation.

The sitting room radiates warmth and modern living, basking in natural light through its expansive windows. The kitchen, the heart of the home, is equipped with all your day to day modern amenities.

Ascending to the first floor, three meticulously designed bedrooms offer comfort and tranquillity. A tastefully appointed family bathroom completes this level.





Yet, the true masterpiece of this property lies outdoors. The expansive gardens, sprawling across nearly half an acre, are a delight. Lawn, flowerbeds, and mature trees create an enchanting backdrop. Whether hosting gatherings or enjoying the peace and quiet, the garden will draw you in all year round.



In conclusion, this extraordinary residence presents a rare opportunity to own a detached home in a popular village location. Meticulously designed and surrounded by lovely gardens, this property is not merely a house; it stands as a statement of modernised period living.





First Floor
Approximate Floor Area
503 sq. ft
(46.73 sq. m)



Garage
Approximate Floor Area
297 sq. ft
(27.59 sq. m)

Ground Floor
Approximate Floor Area
901 sq. ft
(83.70 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Carbrooke

IN NORFOLK
IS THE PLACE TO CALL HOME



Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest

and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 1032-8827-3100-0708-4222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///correct.asks.gracing

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