



CHURCH VIEW

CARBROOKE



THE STORY OF

# Church View

Church Street, Carbrooke, Thetford,  
IP25 6SW



A Rated Energy Performance Certification

Ideal Location for the Primary School and Village Hall

Air Source Heating & Underfloor Heating to Ground Floor

En-Suite to Principal Bedroom

West Facing Rear Garden

Beautiful Views of Carbrooke Church

Your Choice of Flooring Finish

Integrated Solar PV

Garage and Driveway

Two Detached Homes Available



**SOWERBYS WATTON OFFICE**

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“Impeccably designed, and ideal for families looking to enjoy village life...”

Impeccably designed, and ideal for families looking to enjoy village life, these brand new homes have a charming façade and direct views of the stunning Carbrooke church - certainly properties to fall in love with.

Starting with a welcoming hallway, move into the sitting room which is perfectly proportioned to accommodate plenty of friends, family and furniture, whilst the kitchen/dining room adds a modern flair with a striking fittings and a central island. There is direct access to the garage where the developer has thoughtfully included a utility area.

The downstairs concludes with a WC

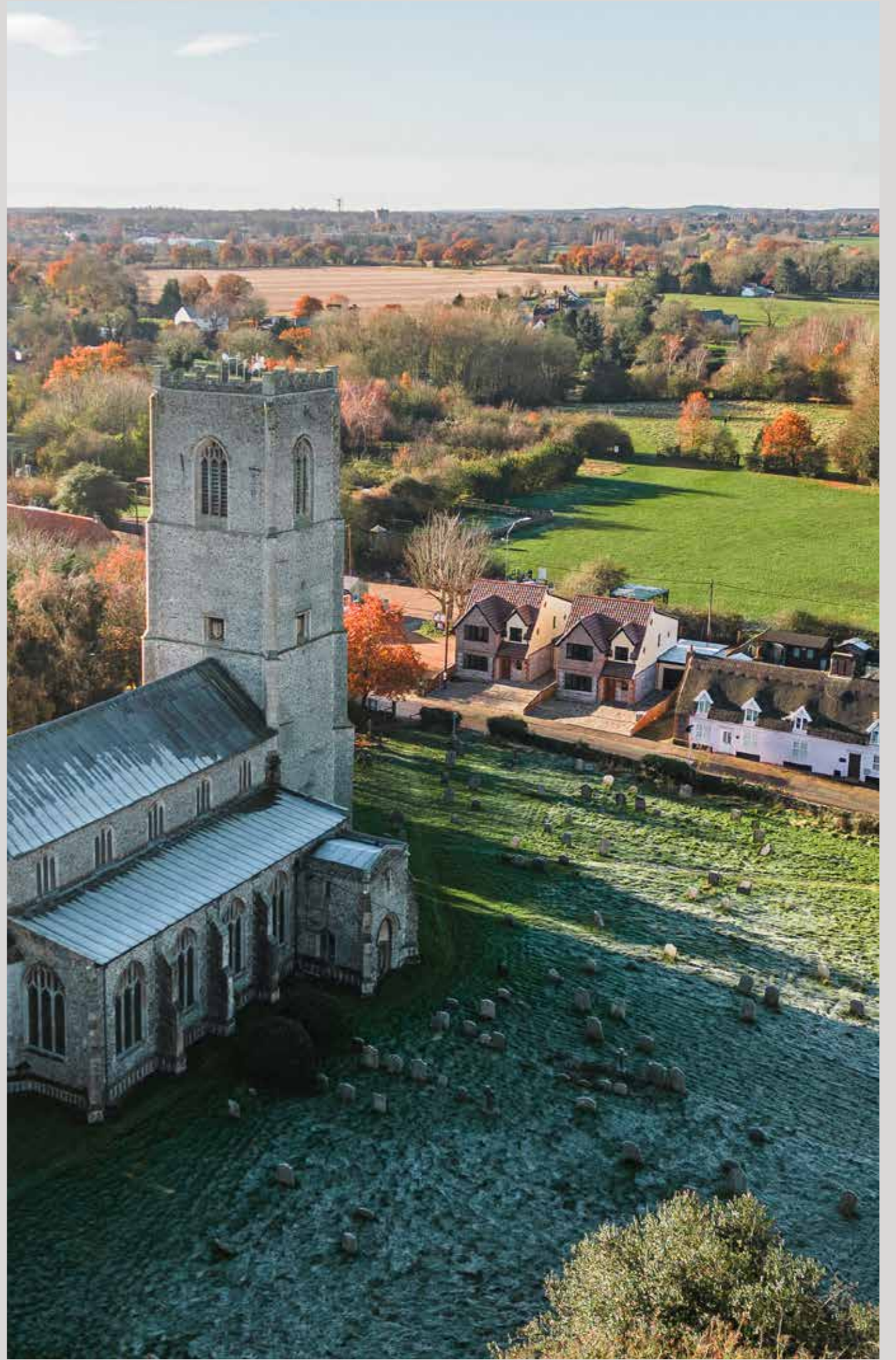
and a useful storage cupboard found by the hallway. Upstairs and there are four bedrooms and a family bathroom, with the principal room having an en-suite.

Specification for these homes is outstanding, especially at this price point, such as the Bosch appliances including a down-venting induction hob. Further to this is underfloor heating to the ground floor, TV and internet data points in abundance, an oversized patio area, flush casement windows and an oak porch - naming but just a few.

To admire the quality, charm, and high finish, we strongly recommend viewing a village property ideal for family life.











Plot 1 (Goldcrest)



Plot 2 (Firecrest)



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.



*Note from Sowerbys*



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## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating and solar panels installed.

## ENERGY EFFICIENCY RATING

Plot 1 (Goldcrest): A. Ref:- 7190-3394-0732-1309-3973

Plot 2 (Firecrest): A. Ref:- 0392-3931-3309-3467-7204

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: ///precluded.heckler.axed

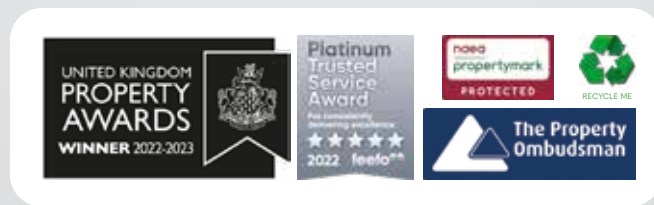
## AGENT'S NOTE

These properties are covered by a 6 year PCC. This can be upgraded to a 10 year warranty with ABC warranties.

The internal and read garden photos used are of Plot 2. Some internal photos have been virtually staged to show how the property could look once furnished. Turf has also been virtually added externally.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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