



Minors & Brady

Mulberry Caudle Springs, Carbrooke

Guide Price £350,000

Mulberry Caudle Springs

Carbrooke, Thetford

Upon entry, this charming property welcomes you with a spacious entrance hall leading to a cosy living room featuring a wood burner, a dedicated dining room perfect for entertaining and a versatile fourth bedroom/home office. Upstairs, three well-appointed bedrooms await, accompanied by a modern bathroom with a four-piece suite. Outside, a spacious shingled driveway offers ample off-road parking, leading to a generously sized rear garden with a lawn, patio area, and convenient access to a garage/workshop, all enclosed by a wooden fence for privacy and security.

THE LOCATION

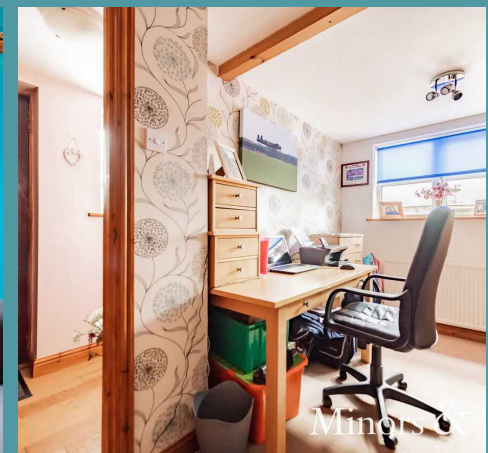
Carbrooke is just 14.5 miles from Thetford that has many beautiful rural and forest walks. The city of Norwich is just 25 miles from the property, boasting easily accessible transport routes to other towns and cities as well as more amenities and shopping opportunities. Within the town is a multitude of local amenities, including shops, supermarkets, restaurants, pubs, schools for all ages, a doctor's surgery, as well as boasting being surrounded by Norfolk's stunning countryside views offering a real rural feel.



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THE PROPERTY

Upon entry, you are greeted by a welcoming entrance hall that provides access to a convenient WC for added practicality. The generous living room boasts soft carpeting underfoot, a cosy wood burner for those chilly evenings and ample space for all your furnishings. The dedicated dining room is the perfect space for gatherings and meals, creating a warm and inviting atmosphere for entertaining guests. The wooden-themed kitchen offering space for your chosen appliances and boasts views to the rear of the property. The ground floor also features a versatile fourth bedroom, which could also serve as a home office for those who require a dedicated workspace.



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Moving to the upper floor, you will find the remaining three bedrooms, each catering to your evolving needs with ample space and natural light. The modern bathroom is equipped with a four-piece suite, ensuring comfort and convenience for the whole household.



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At the property's front, a spacious shingled driveway provides abundant off-road parking, flanked by a pathway leading to the porch-covered front door. Enclosed by a low brick wall, a gate grants access to the rear garden, where a generously sized lawn awaits, complemented by a patio ideal for outdoor dining or barbecues. Ample hedging, shrubbery and mature trees enhance the garden's appeal, with convenient access to the garage/workshop from the garden, ensuring ample storage space. The entire area is enclosed by a wooden fence for privacy and security.

AGENTS NOTE

We understand that the property is freehold and connected to the mains electricity, metered water and a septic tank, oil central heating and double glazing, and a driveway offering parking for 3/4 vehicles. The septic tank is emptied annually and the boiler is serviced annually.

Council Tax Band: C



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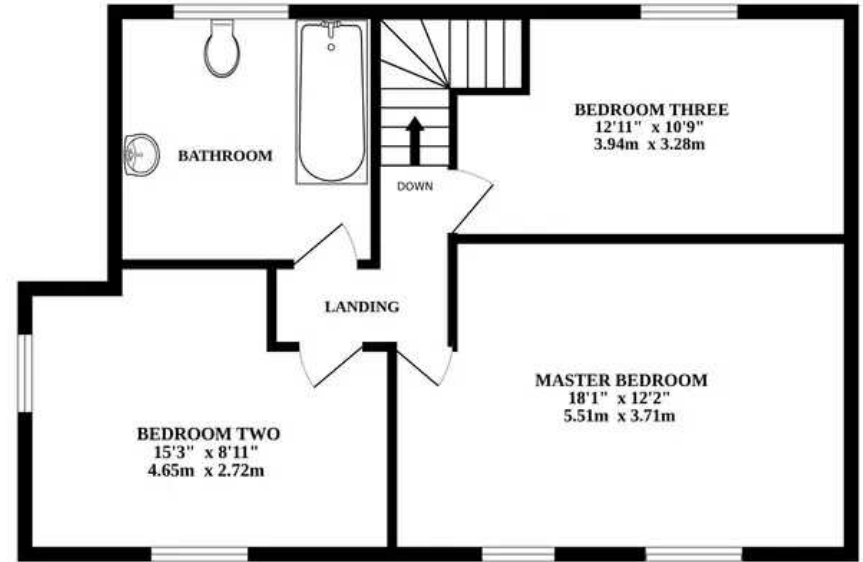


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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