

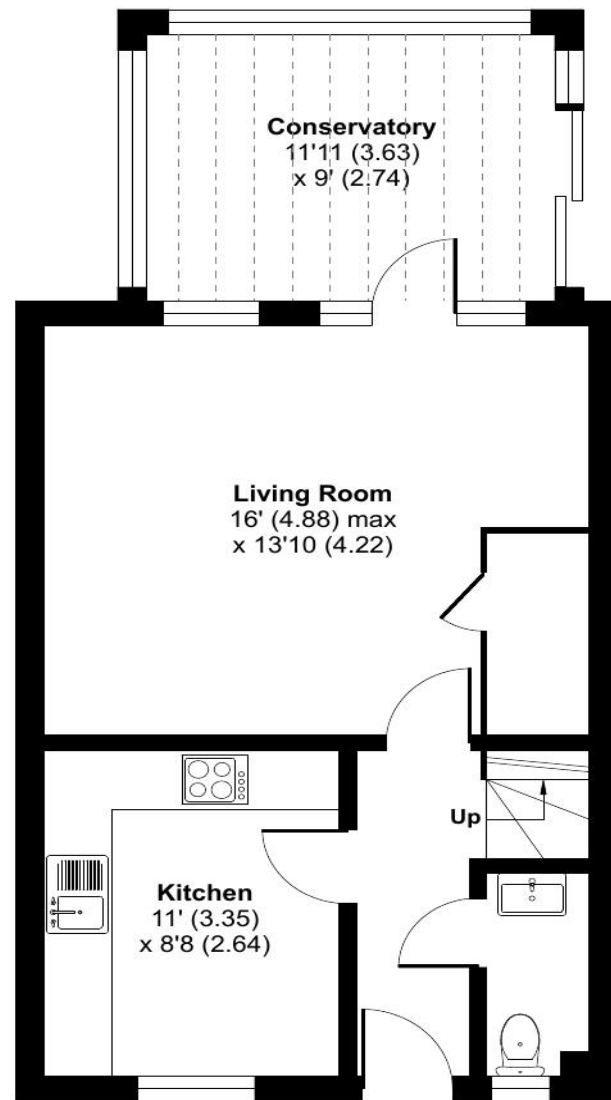
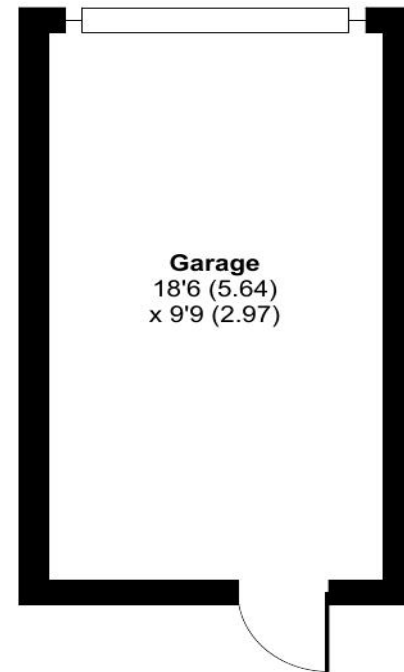
Stirling Road, IP25

Approximate Area = 928 sq ft / 86.2 sq m

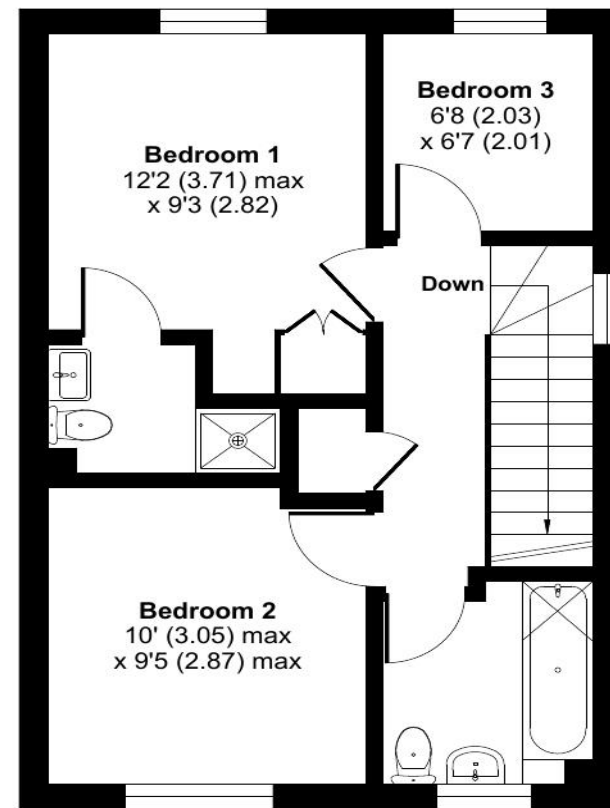
Garage = 182 sq ft / 16.9 sq m

Total = 1110 sq ft / 103.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Stirling Road, Carbrooke, Thetford, IP25 6FH

End of terrace three bedroom house situated in Carbrooke near the popular market town of Watton. The property is beautifully presented and offers living room, cloakroom, conservatory, en-suite, garage, parking, garden, UPVC double glazing and gas central heating.

Viewing highly recommended.

Offers in Excess of £200,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Longsons. REF: 1123640



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LONGSONS

Situated in a quiet close in Carbrooke on the outskirts of the popular town of Watton, Longsons are delighted to bring to the market this very well presented three bedroom end of terrace house. The property boasts a 16' living room, ground floor cloakroom, conservatory, en-suite shower room to bedroom one, addition family bathroom, single garage, parking for two cars, enclosed front and rear gardens.

produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Double glazed entrance door to front aspect, stairs leading to the first floor, radiator.

Cloakroom

Wash basin, WC, UPVC obscure double glazed window to front aspect, radiator.

Kitchen

11'0" (3.35m) x 8'8" (2.64m)
Range of modern units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated electric oven, gas hob with electric hood over, wall mounted and concealed gas fired central heating

Watton

The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with

boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, UPVC double glazed window to front aspect, radiator.

Living Room

16'0" (4.88m) Max x 13'10" (4.22m)

UPVC Double glazed window to rear aspect, UPVC double glazed door opening to the garden with adjoining UPVC double glazed window, under stairs storage cupboard, radiator.

Conservatory

11'11" (3.63m) x 9'0" (2.74m)

UPVC double glazed conservatory with patio door leading to rear garden, blinds, electric power.

Stair and Landing

UPVC double glazed window to side aspect, loft access, airing cupboard.

Bedroom One

12'2" (3.71m) x 9'3" (2.82m)

UPVC double glazed window to rear aspect, radiator, door leading to en-suite.

En-Suite

Enclosed shower cubicle with power shower over, wash basin, WC, extractor fan, heated towel rail.

Bedroom Two

10'0" (3.05m) x 9'5" (2.87m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

6'8" (2.03m) x 6'7" (2.01m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

Panelled bath with shower unit and shower shield, wash basin, WC, UPVC obscured double glazed window to front aspect.

Outside Front

Area laid to shingle with railed boundary, gate opening to a central path leading to the entrance door, side gate leading to rear garden, vehicular access to front off property for vehicles to unload and load if required.

Rear Garden

Fully enclosed garden laid to lawn with a path and patio area, flower and shrubs to beds and borders, timber gate giving access to garage and car parking.

Garage

Two car driveway leading to garage with up and over door to front aspect, electric power and lights.

Agent's Notes

EPC rating C77 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- End of Terrace House
- Three Bedrooms
- Conservatory
- En-Suite, Bathroom and Cloakroom
- Garage
- Enclosed Front and Rear Garden
- UPVC Double Glazing
- Gas Central Heating



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