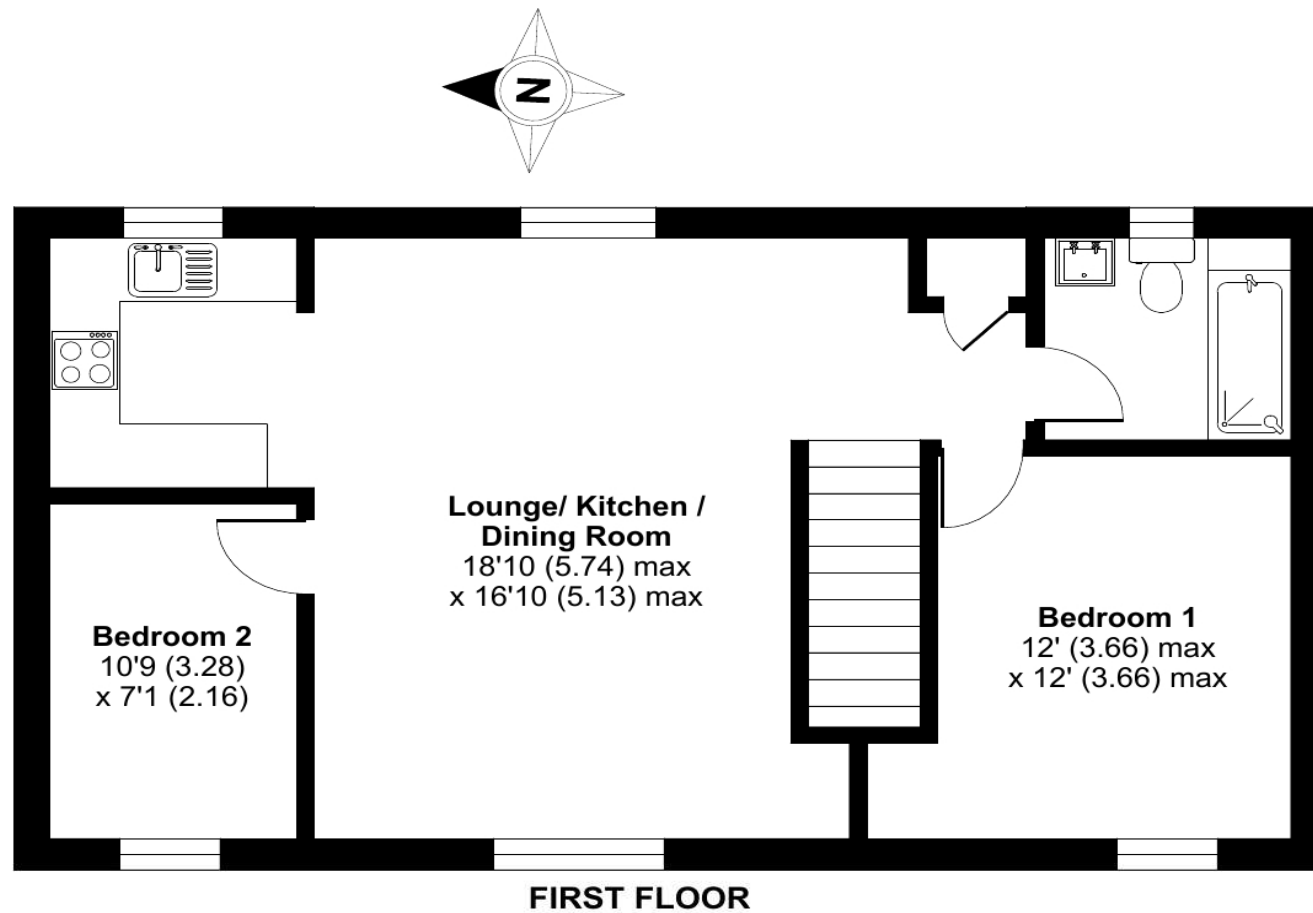


# Washington Drive, Carbrooke, Thetford, IP25

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



## Washington Drive, Carbrooke, Thetford, IP25 6NY

Very well presented, spacious two bedroom first floor modern coach house situated in Carbrooke. This fantastic property is situated with open green to the front and offers car port with covered parking, open plan living with lounge/kitchen/dining room, water softener.

**Guide Price £165,000 Leasehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1190210



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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.

- Water Softener
- Two Bedrooms
- Modern Coach House
- Energy Efficiency Rating C78
- Open Plan Living
- Modern Bathroom
- Covered Parking
- Modern Kitchen
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development in Carbrooke overlooking a lush green with tree, Longsons are delighted to bring to the market, this very well presented, spacious modern two bedroom coach house. This fantastic property offers a car port with covered parking, open plan lounge/kitchen/dining room, modern bathroom and kitchen, water softener, gas central heating and UPVC double glazing.

miles; Thetford 15 miles; Norwich 23 miles.

**Entrance Hall**

Recently fitted Solidor entrance door to front, stairs to first floor.

**Open Plan Lounge/Kitchen/Dining Room**  
**18'10" (5.74m) x 16'10" (5.13m)**

To kitchen area - modern fitted kitchen units with work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, cupboard housing water softener. To living area - built in storage cupboard housing gas central heating boiler, UPVC double glazed windows to front and rear, radiator.

**Bedroom One**  
**12'0" (3.66m) x 12'0" (3.66m)**

UPVC double glazed window to front, radiator.

**Bedroom Two**  
**10'9" (3.28m) x 7'1" (2.16m)**

UPVC double glazed window to front, radiator.

**Bathroom**

Modern bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator, extractor fan.

**Outside**

Car port with covered parking for one vehicle, small storage area to rear of car port, external lighting, path to front door.

**Agents Notes**

EPC rating C78 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland County Council)

Service charge of £700 per annum approx.

