

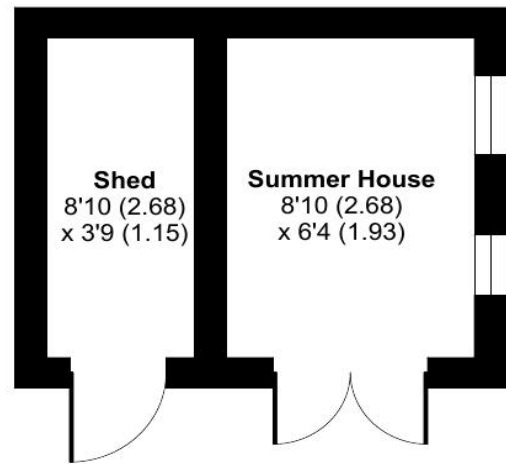
Wessex Drive, Carbrooke, Thetford, IP25

Approximate Area = 800 sq ft / 74.3 sq m

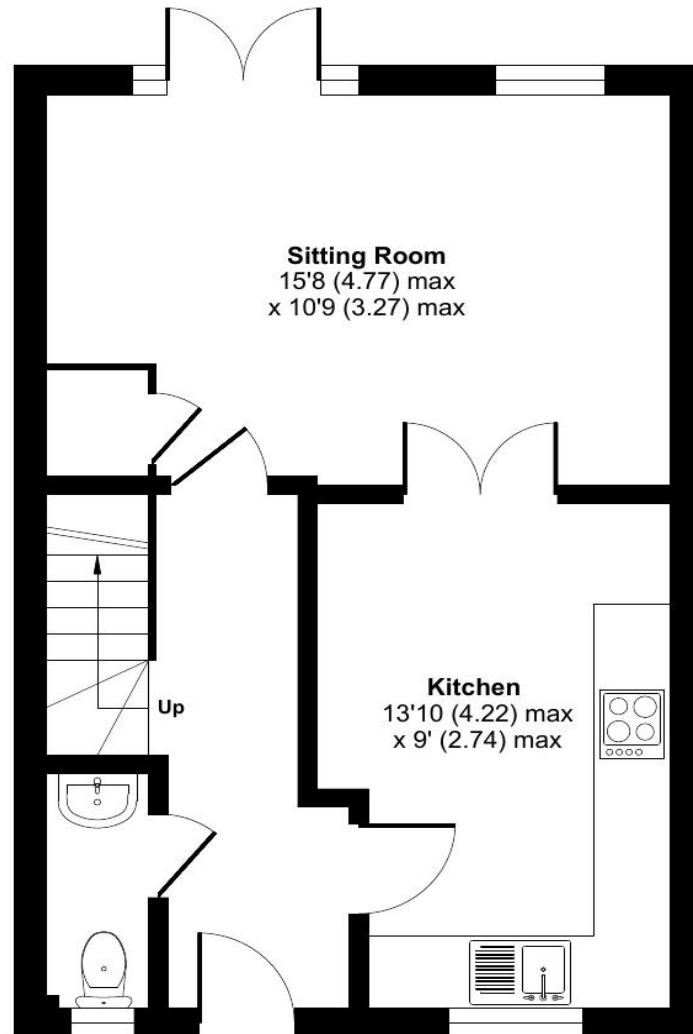
Outbuildings = 89 sq ft / 8.2 sq m

Total = 889 sq ft / 82.5 sq m

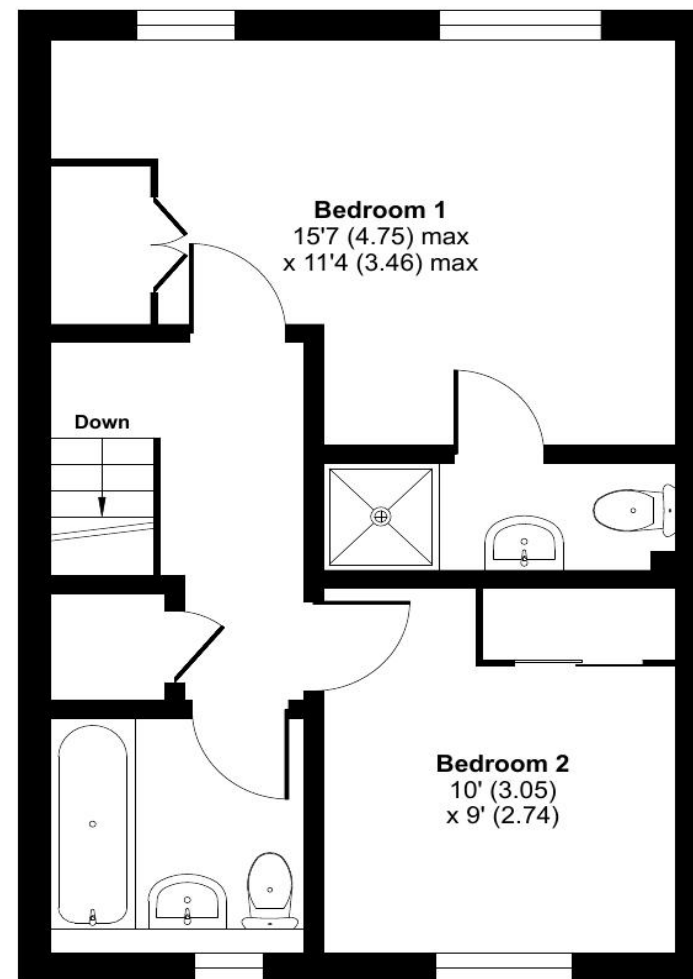
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchem 2025. Produced for Longsons. REF: 1371133



Wessex Drive, Carbrooke, Thetford, IP25 6ZD

Immaculate, very well presented two bedroom end terrace house situated on a popular development in Watton. The property has much to offer including modern kitchen, en-suite shower room to bedroom one, Karndean flooring throughout, summerhouse with shed with covered seating area, parking!

Price £220,000 Freehold

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En-suite Shower Room

Shower cubicle, wash basin, WC, tiled splashback, Karndean flooring, radiator, extractor fan.

Bedroom Two

10'0" (3.05m) x 9'0" (2.74m)

UPVC double glazed window to front, Karndean flooring, radiator.

Bathroom

Bathroom suite comprising; bath, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, Karndean flooring, radiator, extractor fan.

Outside Front

Front garden laid to coloured chippings, paved pathway to front door, tarmac driveway to side providing off road parking for two vehicles, double external power point, fence to perimeter, gated access to rear.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and coloured chippings to beds, fence to perimeter, outside tap, gated access to front.

Summerhouse

8'10" (2.69m) x 6'4" (1.93m)

Two windows to front, electric power, separate section used as a shed, covered seating area with coloured lighting.

Agent's Note

EPC rating B84 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Agent's Note 2

There is a maintenance charge for the upkeep of communal garden areas of approx £100pa. Further details can be obtained through conveyancer at the time of purchase.

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.

- Immaculate End Terrace House
- Two Double Bedrooms
- Modern Gloss Kitchen
- Energy Efficiency Rating B84
- Cloakroom, En-Suite and Family Bathroom
- Summerhouse with Shed & Covered Seating Area
- Gardens and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing

Situated on a popular development within easy reach of shops, Longsons are delighted to bring to the market this immaculate two bedroom end terrace house. The property has much to offer including modern gloss kitchen, en-suite shower room to bedroom one, Karndean flooring throughout, summerhouse with shed and covered seating area, gas central heating, UPVC double glazing and off-road parking!

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom with WC, two bedrooms, en-suite shower room, bathroom, gardens, summerhouse, parking, UPVC double glazing and gas 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. The town's Sustran's Way walking/cycling route connects Watton and Griston providing a traffic free alternative to the A1075. There is a traditional market held every Wednesday morning with 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. There is a regular Watton/Norwich bus route.

Entrance Hall

Composite entrance door to front, stairs to first floor, Karndean flooring, radiator.

Lounge

15'8" (4.78m) Max x 10'9" (3.28m) Max

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, built in storage cupboard, Karndean flooring, radiator.

Kitchen

13'10" (4.22m) Max x 9'0" (2.74m) Max

Modern fitted kitchen units to wall and floor, worksurface over, steel sink unit with mixer tap and drainer, integrated electric oven, integrated induction hob with extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, space for dishwasher, wall mounted gas central heating boiler, UPVC double glazed window to front, Karndean flooring, radiator.

Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, Karndean flooring, radiator.

Stairs & Landing

Loft access with semi boarded storage

Bedroom One

15'7" (4.75m) Max x 11'4" (3.45m) Max

Built-in wardrobe, two UPVC double glazed windows to rear, Karndean flooring, radiator, door to en suite shower room.

