



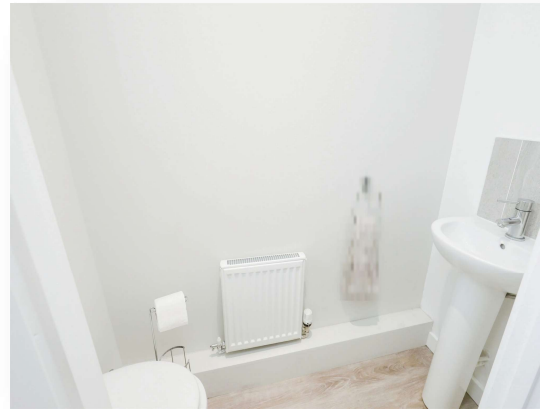
**Lancaster Avenue, Carbrooke Thetford IP25 6WS**



**welcome to**

**Lancaster Avenue, Carbrooke Thetford**

> > EN-SUITE! A two bedroom mid-terraced home, located within a popular development in the outskirts of Watton. Boasting a wonderful front garden, spacious lounge, kitchen, allocated parking and more!



## The Accommodation

Composite part glazed external entrance door opening to:

### Entrance Hall

Laminate flooring, staircase rising to first floor accommodation.

### Cloakroom

Suite comprising low level w.c, hand wash basin, laminate flooring, radiator, UPVC double glazed obscured window to front aspect.

### Lounge

15' 5" x 10' 4" ( 4.70m x 3.15m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect, UPVC double glazed external entrance doors opening to rear garden.

### Kitchen

13' 11" x 9' 2" ( 4.24m x 2.79m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, electric oven, induction hob with extractor over, inset stainless steel sink and drainer, plumbing for washing machine, space for tumble drier, space for fridge/freezer, laminate flooring, radiator, UPVC double glazed window to front aspect.

### First Floor Landing

Carpet flooring, storage cupboard, loft hatch access.

### Bedroom 1

15' 6" x 11' 1" ( 4.72m x 3.38m )

Built-in wardrobes, carpet flooring, radiator, UPVC double glazed window to rear aspect.

### En-Suite

Part tiled suite comprising low level w.c, hand wash basin, shower cubicle, radiator, laminate flooring.

### Bedroom 2

9' 11" x 9' ( 3.02m x 2.74m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

## Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, laminate flooring, UPVC double glazed obscured window to front aspect.

## Outside

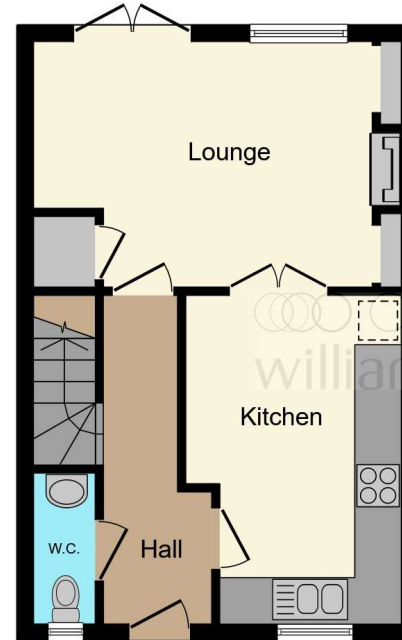
To the front of the property, a delightful landscaped front garden gives an imposing and dramatic entrance to this home, being laid to gravel with a rustic rope fence guiding you to the front entrance door and bordered with flower beds.

To the rear, a fully enclosed garden which is laid as a blank canvas, hosts a patio seating area and the potential to add your own stamp. Rear access is given for easy access to the allocated parking.

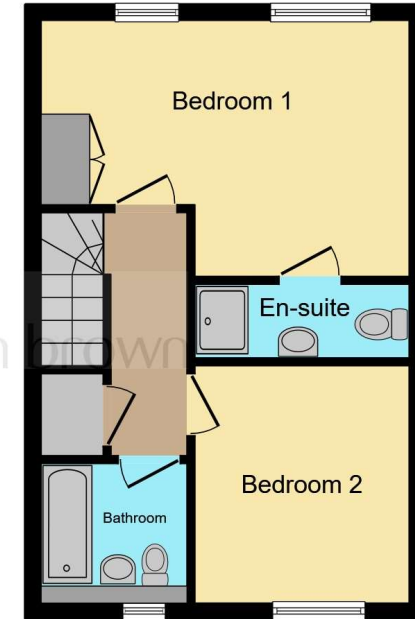
## Location

Watton 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. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**welcome to**

## **Lancaster Avenue, Carbrooke Thetford**

- Two bedroom mid-terraced house
- Presented in excellent order throughout
- Two double bedrooms
- Family bathroom
- Modern fitted kitchen

Tenure: Freehold EPC Rating: B

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108246 - 0004

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