



Centenary Way, Carbrooke THETFORD IP25 6XX

welcome to

Centenary Way, Carbrooke THETFORD

> > 40% SHARED OWNERSHIP! A two bedroom mid-terraced house, presented in excellent order and available to view now! Boasting two bedrooms, bathroom, cloakroom w.c, outdoor spaces, driveway, modern fixtures and fittings throughout and more!



The Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Carpet flooring, radiator, staircase rising to first floor accommodation.

Lounge

11' 2" x 10' 3" (3.40m x 3.12m)

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

Kitchen

14' 7" x 8' 8" (4.45m x 2.64m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, electric low-level oven, inset electric hob with extractor over, space for fridge/freezer, plumbing for washing machine, laminate and tiled flooring, inset one and a half bowl sink and drainer, UPVC double glazed window to rear aspect, UPVC double glazed french doors opening to rear garden.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, radiator.

Landing

Carpet flooring, airing cupboard, loft hatch access.

Bedroom 1

12' 3" x 9' 8" (3.73m x 2.95m)

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to front aspect.

Bedroom 2

10' 8" x 7' 1" (3.25m x 2.16m)

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to rear aspect.

Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, tiled flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a brickweave driveway provides parking for up to two vehicles, and a path leads up to the front external entrance door.

To the rear, a fully enclosed garden is mainly laid to lawn with patio seating area, mature shrubs and shed.

Location

Watton boasts a diverse range of amenities catering to residents' needs, including a post office, supermarket, chemist, and schools catering from infant to secondary levels. The town's weekly market is a bustling hub, offering a variety of goods and local produce.

For leisure activities, golf enthusiasts can enjoy the Richmond Park Golf Club, featuring an 18-hole course, driving range, and practice green.

Additionally, the sports centre provides fitness facilities, all-weather courts, and options for badminton, squash, and snooker.

Surrounded by the scenic Norfolk countryside, including Thetford Forest and Wayland Wood, Watton offers ample opportunities for outdoor exploration and relaxation. Furthermore, its proximity to the City of Norwich, just a 30-minute drive away, provides access to a wider range of shopping and leisure options. For those seeking coastal adventures, Norfolk's picturesque coastal areas are reachable in under an hour, offering further opportunities for exploration and enjoyment.

Agents Note

This property is offered under shared ownership. A 40% share can be bought at £76,000, with the full market value being £190,000. For further details on rent, service charges, or other queries, please contact the office.



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Centenary Way, Carbrooke THETFORD

- Two bedroom mid-terraced house
- 40% shared ownership
- Ground floor cloakroom
- Driveway parking
- Enclosed rear garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£76,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108488 - 0002

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