



Bonne Nuit Church Street, Carbrooke Thetford IP25 6SW

welcome to

Bonne Nuit Church Street, Carbrooke Thetford

> > EQUESTRIAN FACILITIES! A fabulous four bedroom detached house, located in the idyllic village of Carbrooke, with the total plot approaching approximately 3 acres (STMS). Boasting oil-fired central heating, UPVC double glazed windows, driveway parking, ample living space and more!

The Accommodation

Part glazed external entrance door opening to:

Entrance Porch

Laminate flooring.

Entrance Hall

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

Lounge

17' 11" x 12' 1" (5.46m x 3.68m)

Carpet flooring, radiator, television point, wood burner, UPVC double glazed window to front aspect.

Cloakroom

Suite comprising low level w.c, hand wash basin, carpet flooring, single glazed window to rear aspect.

Dining Room

25' 2" x 9' 10" (7.67m x 3.00m)

Carpet flooring, radiator, television point, UPVC double glazed windows to side and rear aspect, timber frame double glazed window to side aspect.

Kitchen

13' 5" x 12' 5" (4.09m x 3.78m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, space for dishwasher, space for cooker, sink and drainer, tiled flooring, stable door opening to rear aspect, UPVC double glazed window to rear aspect.

Garage Conversion

Plumbing for washing machine, double glazed window to front and rear aspect, door to front and rear aspects.

Landing

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

Bedroom 1

9' 8" x 9' 4" (2.95m x 2.84m)

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

Bedroom 2

12' 5" x 10' 10" (3.78m x 3.30m)

Carpet flooring, radiator, UPVC double glazed window to front and rear aspects.

Bedroom 3

14' 10" x 9' (4.52m x 2.74m)

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

Bedroom 4

12' 4" x 9' 10" (3.76m x 3.00m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, shower cubicle, panel bath, radiator, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a driveway provides parking for multiple vehicles and the garden is mainly laid to lawn with trees, shrubbery and more decorating the front appeal. A gated driveway leads to the rear garden and paddocks, which are mainly laid to lawn, and the paddocks housing equestrian facilities, including barns, stables and enclosures.

Location

Carbrooke is surrounded by beautiful Norfolk





countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village has a Millennium Green of over 10 acres that is run by Trustees and funded mainly by donations and events, such as the annual Carbrooke Village Fete. Carbrooke also hosts the community bar at the village hall.

Watton, which is approximately 3 miles away, 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 nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



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welcome to

Bonne Nuit Church Street, Carbrooke Thetford

- Four bedroom detached family home
- Plot approaching 3 acres (STMS)
- Oil-fired central heating, double glazed windows
- Equestrian facilities
- Separate dining room

Tenure: Freehold EPC Rating: F

offers in excess of

£550,000



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

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Property Ref:
WAT108393 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk