



Shackleton Road, Carbrooke, Thetford IP25 6GG

welcome to

Shackleton Road, Carbrooke, Thetford

>>NO ONWARD CHAIN! William H Brown are delighted to welcome to the market this beautiful and spacious four-bedroom detached home, located within a popular residential development, having easy access to local amenities and facilities.



Entrance Hall

Vinyl flooring, Radiator, Double-glazed window

Cloakroom

Pedestal handwash basin, low-level WC, Mirror, Radiator, Double-glazed frosted window

Lounge

Tiled flooring, double-glazed window to the front aspect, newly fitted blinds, Radiator

Kitchen

Tiled flooring, Integrated oven and gas hob, Breakfast bar, Utility cupboard, French doors to rear aspect, Complimentary rolled work surfaces, Range of wall mounted low-level units, Inset 1.5 sink, Integrated Dishwasher, Space for fridge-freezer, Pantry, Double glazed window to the rear aspect

Upstairs Landing

Carpet flooring, Airing cupboard, Loft access

Bedroom 1

Carpet flooring, double-glazed window to front aspect, Radiator

Ensuite

Vinyl flooring, Pedestal handwash basin, Wall-mounted heated towel rail, Low-level WC, Double shower cubicle

Bedroom 2

Carpet flooring, Double glazed window to the rear aspect, Radiator, newly fitted blinds

Bedroom 3

Carpet flooring, Double glazed window to the front aspect, Radiator, newly fitted blinds, Corner shelving

Bedroom 4

Carpet flooring, Double glazed window to the rear aspect, Radiator, Cupboard, newly fitted blinds

Family Bathroom

Panelled bath with shower above, Wall-mounted heated towel rail, Low-level WC, Handwash basin with storage, Frosted double glazed window to the side aspect

Outside

Low maintenance rear garden with extended patio area and shingle, wooden shed, Shingled front garden and driveway



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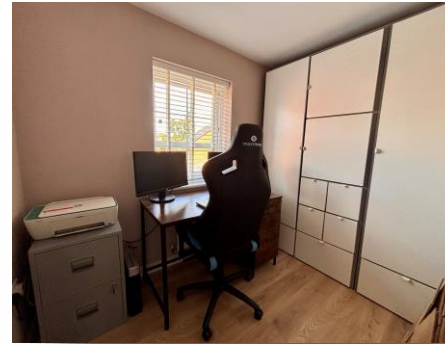
- NO ONWARD CHAIN!!
- Beautiful 4 bed Detached House
- Ground Floor Cloakroom, En Suite And Family Bathroom
- Presented In Immaculate Decorative Order
- Driveway Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108851 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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