



Washington Drive,
Carbrooke

SOWERBYS

Upon entering the property, prospective tenants are welcomed into the entrance hallway which provides access to the ground floor accommodation and is home to a cloakroom - complete with wash basin and WC. The modern fitted kitchen boasts an abundance of both cupboards/worktop space and is inclusive of integral electric oven/gas hob with designated space for a washing machine and fridge freezer. The sitting room/dining room provides enough space for all traditional sitting and dining contents/furnishings with an understairs storage cupboard. Stairs located in the entrance hall lead to the first floor accommodation, which is home to both bedrooms and the family bathroom. The primary bedroom within the property is a comfortable double room with space for all desired contents and furnishings. The second bedroom is a generous bedroom which could alternatively be utilised as an office/study for those working from home and also has a storage cupboard above the staircase. To finish the first floor accommodation, prospective tenants will find the family bathroom - featuring a bath with shower over, wash basin and WC.

The property is located down a shared driveway, off the main estate road, overlooking the public open green. A driveway, to the side, provides off road parking 2 cars. To the rear of the property prospective tenants will find a private enclosed garden, which is mostly laid to lawn and features a small patio area and outdoor storage shed ideal for storing gardening equipment.

The property is fired by gas central heating, has UPVC double glazing throughout and is available unfurnished now.

CARBROOKE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a

stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site. Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.

AGENTS NOTE

No pets.
No smoking.
Unfurnished.
Long term let.
Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [:///blink.finally.evoves](#)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

