



Introducing
Flat 3, Fortress Road
Carbrooke

SOWERBYS

Upon arrival, prospective tenants are immediately welcomed into an entrance hall leading to all accommodation. The hub of the apartment is without doubt the open plan living area which allows for entertainment and reception throughout all times of the day. The modern fitted kitchen, home to an abundance of cupboard/worktop units features an integral electric oven/hob with space for a washing machine and fridge freezer.

The principal bedroom within the apartment is a versatile double room with adequate dimensions for traditional furnishings. Complementing the bedroom is the bathroom which comprises a shower, bath, wash basin and WC.

Externally the apartment benefits from allocated off road parking for two vehicles.

CARBROOKE

Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

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. 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.

AGENTS NOTES

No pets.

No smokers.

Unfurnished.

Gas central heating.

12 month initial tenancy.

Available 15th May 2025.

COUNCIL TAX

Band A.

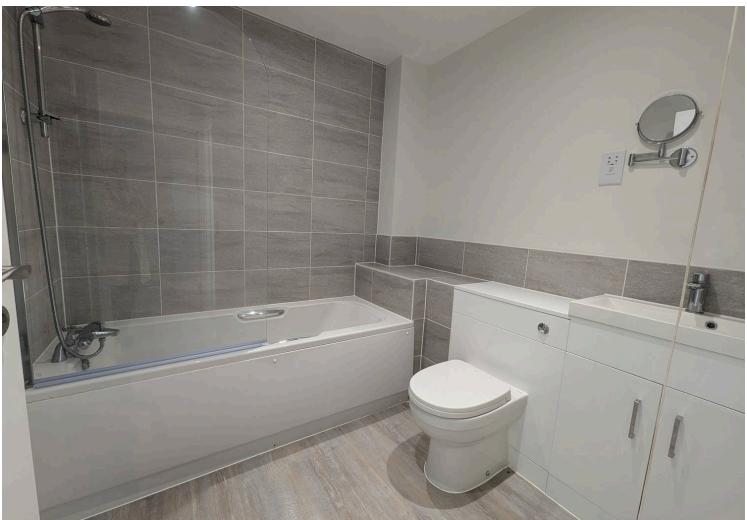
ENERGY EFFICIENCY RATING

B. 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:///keyboards.variety.bangle



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.



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