



Fortress Road,  
Carbrooke

**SOWERBYS**

Located just a short walk from Watton town centre, this brand new second-floor apartment offers sleek, contemporary living with an open-plan layout, modern kitchen, and spacious double bedroom. Finished to a high standard throughout, it's ideal for anyone seeking low-maintenance living in a convenient location. Available from 10th July on an initial 12-month tenancy.

#### **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.

#### **AGENT'S NOTES**

No pets  
No smokers.  
Unfurnished  
12 Month Initial Tenancy

#### **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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