



Sunderland Close, Carbrooke Thetford IP25 6GR

welcome to

Sunderland Close, Carbrooke Thetford

>>TWO-BEDROOM HOME!! Located on a popular development near Watton, offering a modern interior, enclosed low-maintenance garden, and allocated off-road parking. Close to local amenities and transport links.



Entrance Hall

Tiled flooring, Frosted double glazed door to the front aspect, Radiator

Cloakroom WC

Tiled flooring, Radiator, Frosted double glazed window to the front aspect, low level WC, Pedestal handwash basin

Lounge

Carpet flooring, Radiator, Double glazed French doors to the rear, Storage cupboard

Kitchen

Tiled flooring, Double glazed window to the front, Fitted boiler, Gas hob, Inset oven, Complimentary rolled-edge work surfaces, Range of wall-mounted low level units, Inset 1.5 sink/drainage, Extractor hood, Space for fridge freezer, Space for washing machine

First Floor Landing

Carpet flooring, Radiator, Loft access

Bedroom One

Carpet flooring, Radiator, Double glazed window to the rear aspect

Bedroom Two

Carpet flooring, Storage cupboard, Built-in wardrobe, Double glazed window to the front aspect

Bathroom

Tiled flooring, Panelled bath with overhead shower, Low level WC, Pedestal handwash basin

Outside

The rear garden is fully enclosed with rear access, laid to lawn with a patio area. There is an allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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Sunderland Close, Carbrooke Thetford

- Spacious Lounge
- Modern Kitchen
- Double Glazing Throughout
- Fully Enclosed Rear Garden
- Allocated Off-Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108687 - 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.

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