

LONGSONS



Dickson Road, Carbrooke IP25 6JQ

No Onward Chain! A well presented three bedroom semi-detached house situated in a popular development in Carbrooke. The property has lots to offer including living room, kitchen/dining room, conservatory, bathroom, off-road parking, en-bloc garage and gas central heating.

Guide Price £180,000-£190,000 Freehold

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No Onward Chain!
Situated on a popular development in Carbrooke, just outside the market town of Watton, Longsons are thrilled to present to the market this three bedroom semi-detached house. The property has lots to offer including living room, kitchen/dining room, conservatory, bathroom, rear garden, off-road parking, en-bloc garage, gas central heating and UPVC double glazing throughout.

Briefly the property offers entrance hall, living room, kitchen, conservatory, two storage cupboards, three, bathroom, external storage shed, en-bloc garage, gas central heating and UPVC double glazing.

CARBROOKE
Carbrooke is a thriving community with a Village Hall, a village green with play area, Indian restaurant, church, garage and a variety of shops, just two miles from the popular market town of Watton. with Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall
Composite entrance door, radiator, UPVC double glazed window to front, stairs to first floor.

Living Room
13'9" (4.19m) x 12'0" (3.66m)
Inset feature fireplace, radiator, UPVC double glazed window to conservatory, archway to kitchen/dining room.

Kitchen/Dining Room
21'3" (6.48m) x 8'2" (2.49m)
Radiator, UPVC double glazed door to conservatory. Kitchen area provides tiles to floor, fitted cabinets to floor and wall, laminate worktop over and tiled splashback, integrated electric double oven, integrated ceramic hob with extractor hood over, wall mounted gas boiler, inset one and a half bowl composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed window to front.

Conservatory
16'4" (4.98m) x 7'4" (2.24m)
Radiator, UPVC double glazed windows to rear, French doors to rear garden.

First Floor Landing
Loft access, two built-in storage cupboards, UPVC double glazed window to front.

Bedroom One
12'7" (3.84m) x 10'6" (3.2m)
Radiator, built-in storage space, UPVC double glazed window to rear.

Bedroom Two
12'8" (3.86m) x 8'1" (2.46m)
Radiator, built-in wardrobe space, UPVC double glazed window to rear.

Bedroom Three
9'10" (3m) x 8'0" (2.44m)
Radiator, built-in wardrobe space, UPVC double glazed window to front.

WC
WC, obscure glass UPVC double glazed window to side.

Bathroom
Partially tiled walls, bath with mixer tap and hand held shower attachment over, hand washbasin, radiator, obscure UPVC glazed double window to front and side.

Rear Garden
Laid to lawn, fencing to perimeter, established shrubs and plants to beds throughout, brickweave concrete paved patio and walkway leading to side of property, outside lighting, outside tap, brick built storage room.

Front of Property
Laid to lawn, concrete paved walkway, side gate leading to rear garden, outside lighting, small gravel driveway providing off-road parking for one vehicle.

En-Bloc Garage
15'4" (4.67m) x 8'1" (2.46m)
Up and over front door, lighting, power.

Agent`s Note
EPC rating C71 (Full copy available on request).
Council tax band A (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Semi-Detached House
- Conservatory and Rear Garden
- En-Bloc Garage and Off-road Parking
- Energy Efficiency Rating C71
- UPVC Double Glazing and Gas Central Heating
- No Onward Chain!









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