



**Sunderland Close, Carbrooke Thetford IP25 6GR**

**welcome to**

**Sunderland Close, Carbrooke Thetford**

A well-presented two-bedroom terraced home 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/drain, 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.



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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

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108687 - 0004

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william h brown



**01953 881951**



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**williamhbrown.co.uk**