



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



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**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

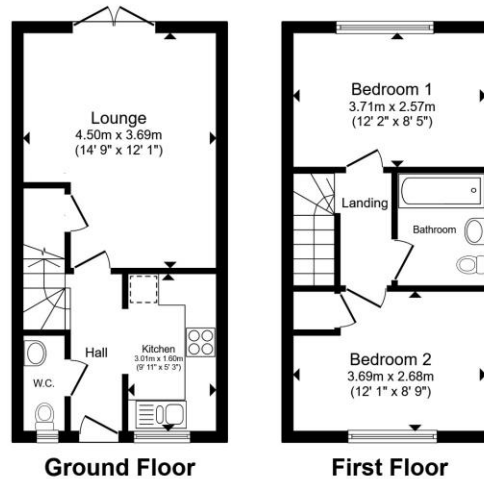
Carpet flooring, Storage cupboard, Built-in wardrobe, Double glazed window to the front aspect

### 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.



Total floor area 56.2 m<sup>2</sup> (605 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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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

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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