



INTRODUCING

1 York Close

Carbrooke, Norfolk

SOWERBYS



THE STORY OF

1 York Close

Carbrooke, Norfolk
IP25 6GT

No Onward Chain

Perfect First Home or
Buy to Let Investment

Close to Local Amenities

Short Drive to Watton
Town Centre

Garage and Off Road Parking

Low Maintenance Rear Garden

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Set within the well-served village of Carbrooke, this three-bedroom home offers a practical and well-balanced layout suited to a range of buyers, from first-time purchasers to those seeking a straightforward buy-to-let investment. With no onward chain, the property provides a smooth and uncomplicated purchase process.

The house is designed with everyday living in mind, offering a comfortable arrangement of living and bedroom space across two floors. The proportions work well for modern lifestyles, with a separate sitting room and a kitchen/dining area that supports both day-to-day use and casual entertaining. Upstairs, three bedrooms provide flexibility for families, guests, or those working from home, complemented by a bathroom and additional en-suite facility.

Externally, the property benefits from a low-maintenance rear garden, making it an ideal choice for buyers who prefer outdoor space without the upkeep. A garage and off-road parking add to the practicality, ensuring convenient and secure parking options.

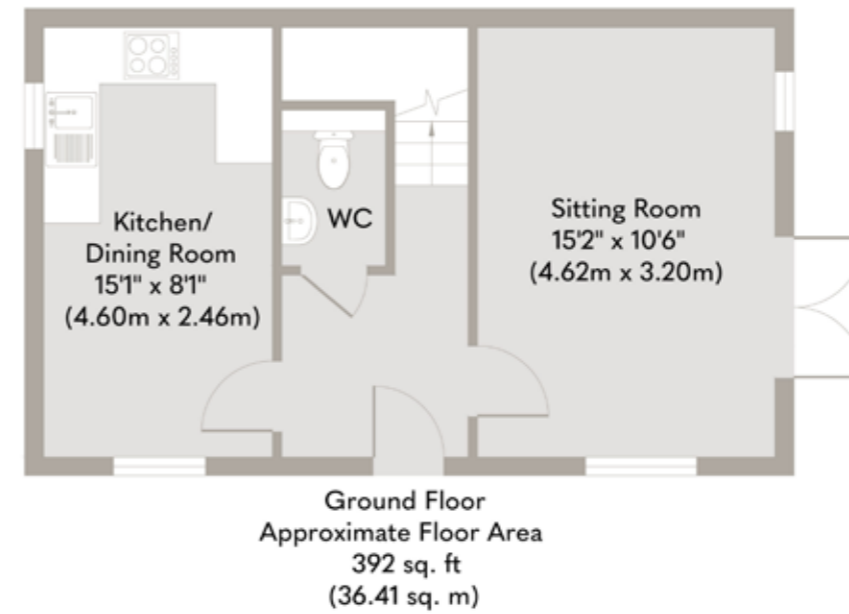
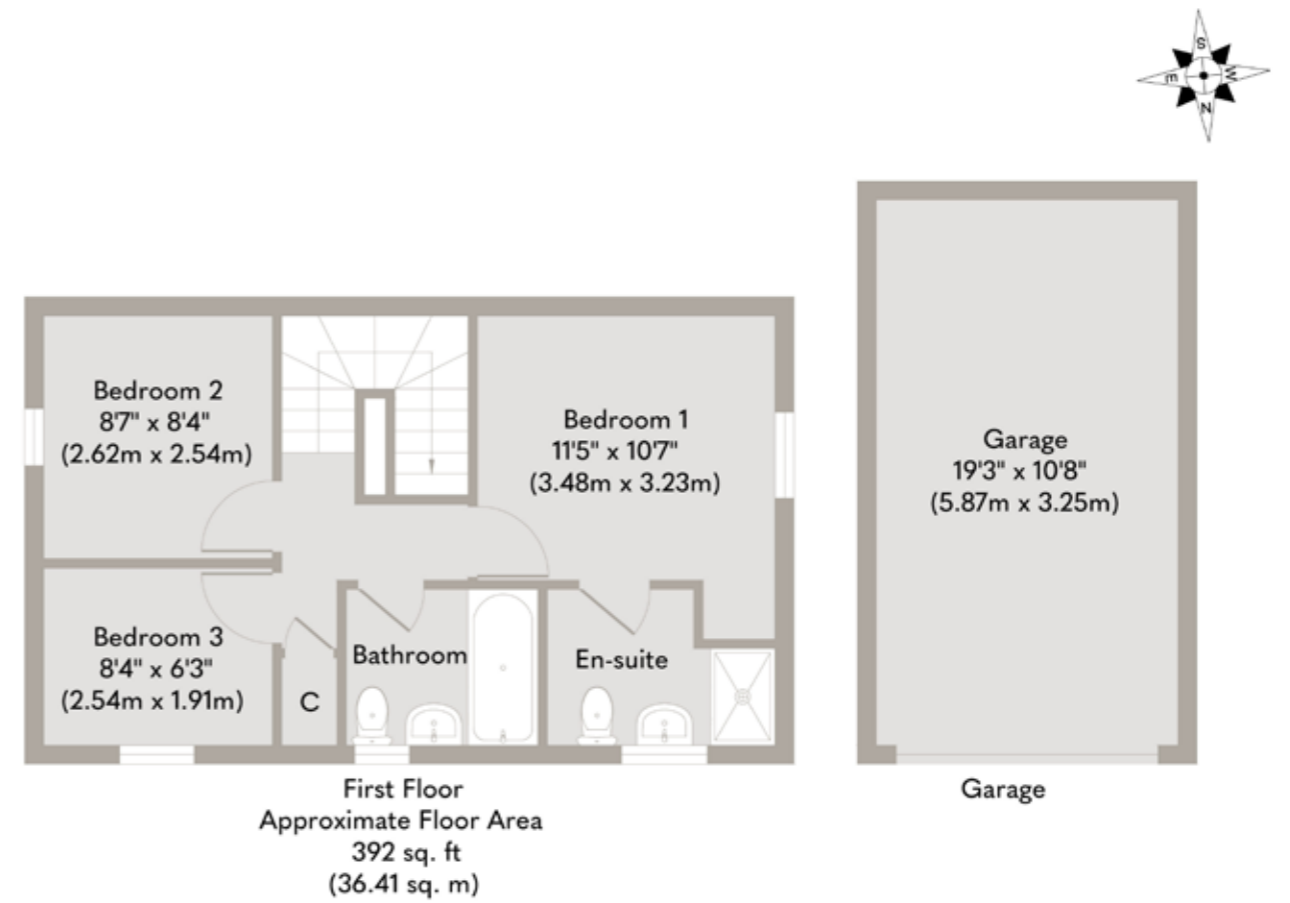
Carbrooke itself is a popular Norfolk village with a strong sense of community and access to essential amenities, while the nearby market town of Watton is just a short drive away, offering a wider range of shops, services, and leisure facilities. The location strikes a good balance between village living and accessibility, appealing to both homeowners and tenants alike.

Overall, this is a straightforward and appealing property that combines convenience, functionality, and investment potential in a desirable village setting.





Designed for simple, comfortable living that just works.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Carbrooke

A SCENIC VILLAGE CLOSE TO NATURE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site.

Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.



Note from Sowerbys



“Easy, everyday living in a well-connected Norfolk setting.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0663-2854-6183-9691-3725

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///invent.throwaway.ending

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SOWERBYS

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