



## Canberra Road, Carbrooke, Thetford

£750 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ End-Terrace Home
- ✓ Available Immediately
- ✓ Kitchen with Space for Appliances
- ✓ 14' Sitting/Dining Room
- ✓ Bathroom & Cloakroom
- ✓ Two Double Bedrooms
- ✓ Tandem Off Road Parking
- ✓ Summer House or Potential Home Office

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This end-terrace home offers tandem OFF ROAD PARKING for two vehicles, and a SUMMER HOUSE in the rear garden which could also be used for those WORKING FROM HOME. Upon entering, the accommodation includes an entrance hall, opening to the KITCHEN where space is provided for appliances, SITTING/DINING ROOM measuring 14' and with French doors to the rear garden. Finally to the ground floor there is a CLOAKROOM and stairs to the first floor. Upstairs, the FAMILY BATHROOM with three piece suite and TWO DOUBLE BEDROOMS are accessed off landing one of which has a BUILT IN STORAGE CUPBOARD and the other has space for freestanding wardrobes.

#### LOCATION

Carbrooke is a village located on the outskirts of the market town of Watton which offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP25 6GQ), but to help...Leave Norwich and join the A11 towards London, follow for approximately 11 miles, take the B1077 slip road and follow signs for Watton. As you approach Watton take the first exit at the roundabout adjacent to the small shopping precinct and head onto Lancaster Avenue. Follow round to the roundabout and take the first exit again onto Canberra Road and the next left onto a continuation of Canberra Road and the property can be found on the right hand side.

Approached via a hard standing pathway that leads to the front door. Adjacent is the parking area with space for two cars and a small garden with planted shrubbery.

Composite entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, smooth ceiling, doors to:

#### KITCHEN

9' 9" x 5' 1" Max (2.97m x 1.55m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, inset gas hob, built-in electric oven and extractor fan over, space for fridge freezer, space for washing machine, tiled flooring, uPVC double glazed window to front, cupboard housing wall mounted gas fired central heating, boiler, smooth ceiling.

### **SITTING/DINING ROOM**

14' 8" x 12' (4.47m x 3.66m) Wood effect flooring, radiator x2, uPVC double glazed French doors to rear, television and telephone points, built-in storage cupboard, smooth ceiling.

### **CLOAKROOM**

Two piece suite comprising low level W.C, pedestal hand wash basin, wood effect flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, smooth ceiling.

### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, smooth ceiling, with loft access hatch, doors to:

### **DOUBLE BEDROOM**

12' 1" x 8' 5" Max (3.68m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, vinyl flooring, radiator, smooth ceiling, with extractor fan.

### **DOUBLE BEDROOM**

12' 1" x 8' 9" Max (3.68m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling.

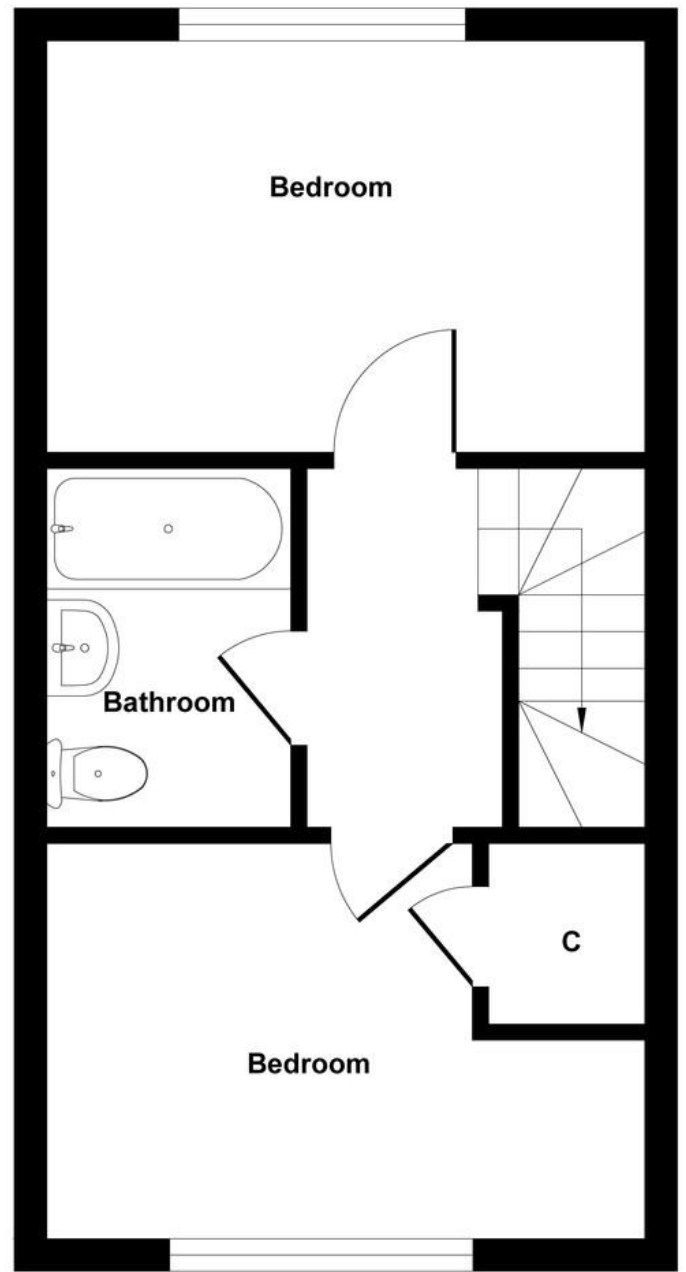
### **OUTSIDE**

The rear garden can be accessed through a gate behind the parking and also through the French doors off the sitting room. The garden is laid to lawn with flowerbed and planted borders which lead to the outbuilding in the rear garden that has been used as an entertaining space and could be used as a home office if required.





**Ground Floor**  
**Approximate Floor Area**  
**300 sq. ft**  
**(27.87 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**300 sq. ft**  
**(27.87 sq. m)**

**Approx. Gross Internal Floor Area 600 sq. ft / 55.74 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements