



Fortress Road, Carbrooke

Guide Price £180,000 - £195,000 Freehold

Energy Efficiency Rating : C

- ✓ Well Presented End-Terrace Home
- ✓ Sought after Residential Location
- ✓ Open Plan Living
- ✓ Well Fitted Kitchen
- ✓ Hall Entrance & Cloakroom
- ✓ Three Bedrooms
- ✓ Modern Family Bathroom
- ✓ Allocated Parking to Rear

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





This well-presented END-TERRACE HOME is tucked away with a TREE LINED SETTING to the side, whilst being situated in this established and sought after residential location, close to local services and amenities. The property would make an IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY for a potential landlord. with a MODERN and INVITING interior. The accommodation comprises an entrance hall, cloakroom, WELL FITTED KITCHEN, OPEN PLAN SITTING/DINING ROOM with useful under stairs cupboard and French doors to the enclosed rear garden. The first floor offers THREE generous BEDROOMS, one having a range of BUILT-IN WARDROBES and a family bathroom with a white suite. The REAR GARDEN offers a family friendly lawned space, with gated access to the ALLOCATED PARKING for several vehicles.

LOCATION

The popular market town of Watton 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 6FN). 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. Upon entering Watton from Norwich Road turn right onto Lancaster Avenue, following the road round turning left onto Fortress Road, where the property can be found on the right hand side, situated at the end of a communal pathway.

The property is approached via a paved pathway with a shingle area to the side.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, extractor fan, wood effect flooring, radiator, electric fuse box, smooth ceiling.

KITCHEN

6' 6" x 6' 8" (2m x 2.03m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven with stainless steel splash back and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to front, wall mounted gas fired central heating boiler, smooth ceiling.

SITTING/DINING ROOM

15' 3" x 14' 11" Max (4.65m x 4.55m) Fitted carpet, radiator x2, uPVC double glazed window to rear, uPVC double glazed French doors to side, built-in storage cupboard, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 8" x 8' 7" (3.56m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, built in single wardrobe, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 8' 7" Max (3.28m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

BEDROOM

8' 5" x 6' 5" (2.57m x 1.96m) 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, panelled bath with thermostatically controlled shower, tiled splash backs, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

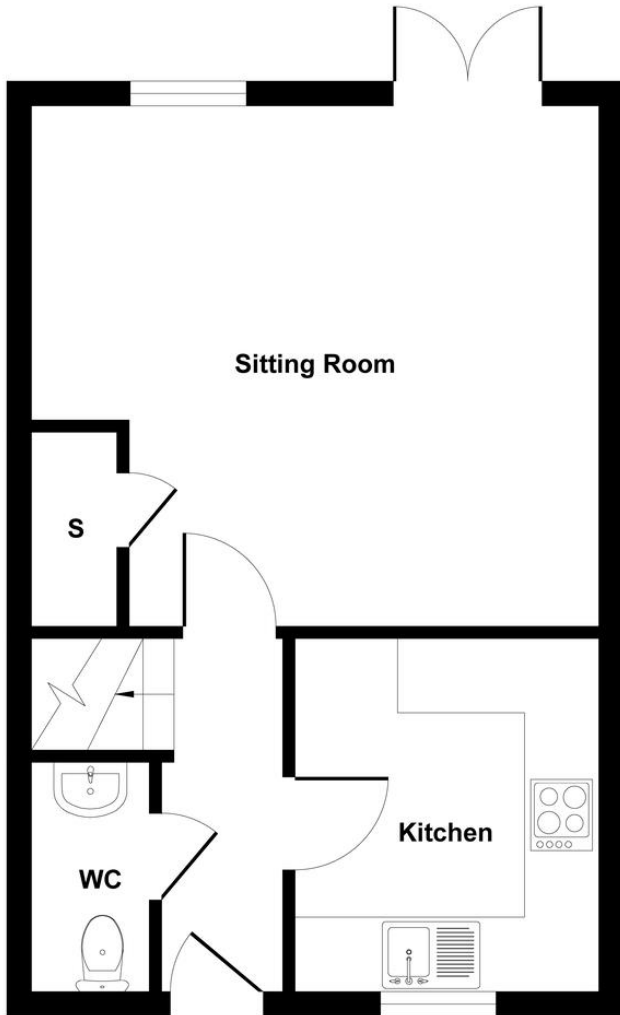
OUTSIDE

The property benefits from an enclosed garden to the rear, being mainly laid to lawn with fenced borders, paved patio, child friendly bark chipped area and a wooden gate to the rear of the property where there are allocated parking spaces can be found. The property also benefits from a pleasant location, with an established green area to the side.

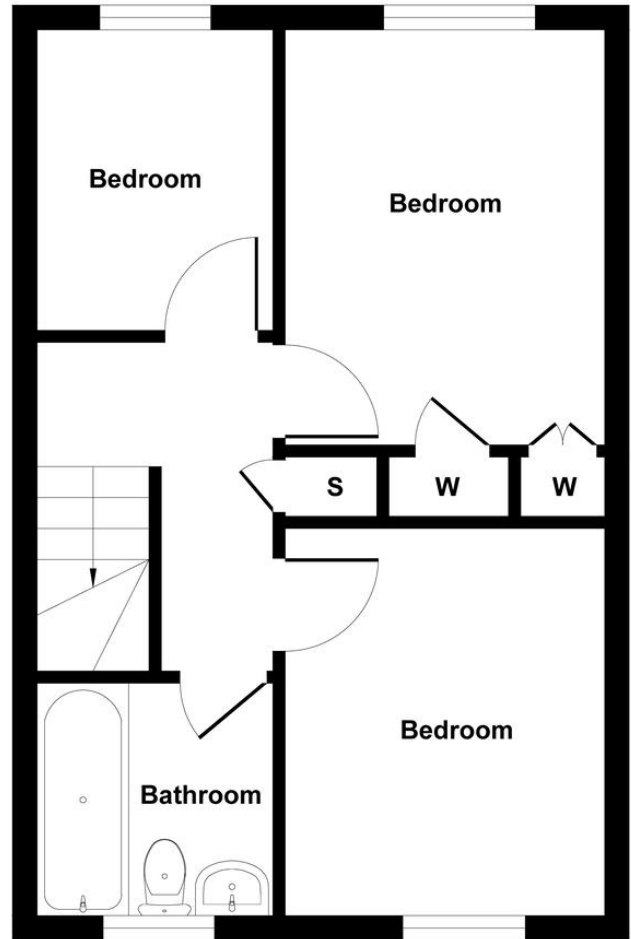
ALLOCATED PARKING

Parking is provided for several vehicles in tandem, located to the rear of the property.





Ground Floor
 Approximate Floor Area
 363 sq. ft
 (33.72 sq. m)



First Floor
 Approximate Floor Area
 363 sq. ft
 (33.72 sq. m)

Approx. Gross Internal Floor Area 726 sq. ft / 67.44 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 are 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

Centralised Hub:

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