



THE STORY OF

# 16 Pembroke Road

*Carbrooke, Norfolk*

**SOWERBYS**



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# 16 Pembroke Road

Carbrooke, Norfolk  
IP25 6GH



Well-Appointed Three Bedroom Semi-Detached Home

Cul-De-Sac Position within Popular Development

Modern Fitted Kitchen, Spacious Living/Dining Room and Ground Floor Cloakroom with WC

Enclosed Rear Garden and Allocated Parking for Two

Offered with No Onward Chain



Situated towards the end of a peaceful cul-de-sac within a popular development you will discover this delightful, modern, semi-detached home.

Offered with no onward chain and found in excellent order both inside and out, the property features deceptively spacious and well-appointed living accommodation over two floors.

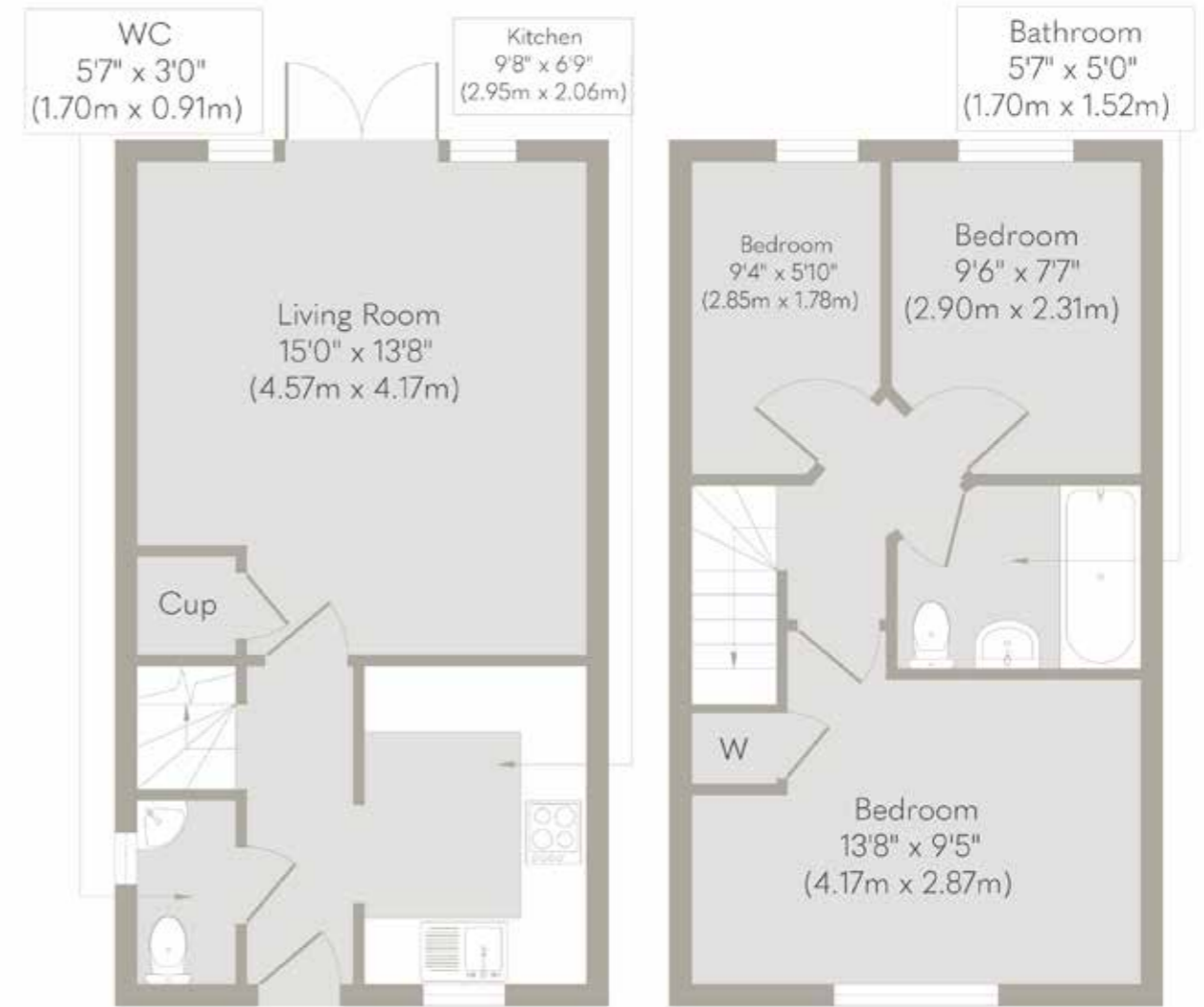
To the front of the property, allocated parking for up to two vehicles is provided. You will be greeted by a light and airy entrance hall, a cloakroom with WC, a modern fitted kitchen and a

spacious living/dining room with double doors out to the rear garden.

To the first floor, three bedrooms await, two of which are doubles, as well as a well-presented family bathroom.

The rear garden has been landscaped with a good-sized patio extending full width to the rear of the property – a great spot for alfresco dining! Steps lead down to a small lawn whilst the garden is fully enclosed by fencing, A side gate leads from the garden granting access to the front of the property.

**SOWERBYS WATTON OFFICE**  
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Ground Floor  
Approximate Floor Area  
341 sq. ft  
(31.74 sq. m)

First Floor  
Approximate Floor Area  
341 sq. ft  
(31.74 sq. m)

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.

ALL THE REASONS

# Carbrooke

IN NORFOLK  
IS THE PLACE TO CALL HOME



Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



Note from Sowerbys



“The property is on a renown development within Carbrooke, with the ease of Watton only three miles away.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

B. Ref:- 0188-3054-7377-5268-7954

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: ///jigging.developed.fame

### AGENT'S NOTE

The property is currently tenanted with the tenants due to be vacating on notice expiring on the 27th February 2024.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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