

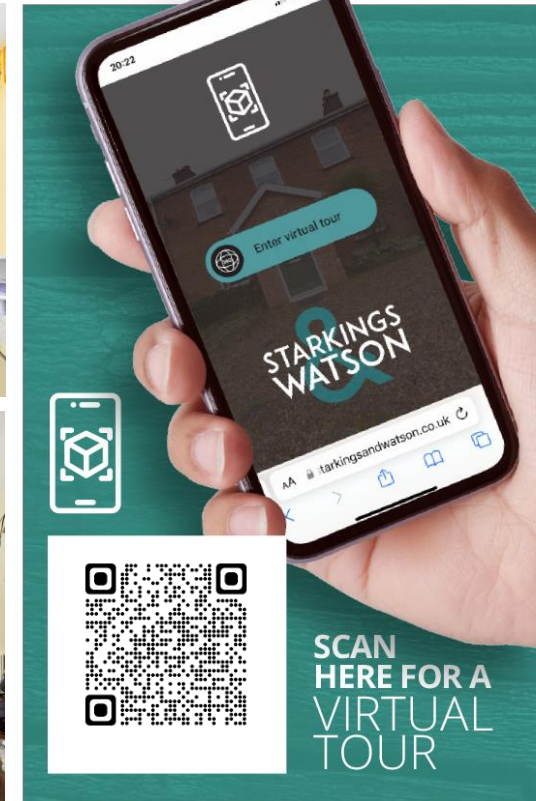
FORTRESS ROAD

Carbrooke, Thetford IP25 6FP

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- End Of Terrace House
- Modern Style Kitchen
- 17' Sitting Room Leading To Conservatory
- Wet Room Shower & Cloakroom
- Three Bedrooms
- Private & Enclosed Rear Garden
- Driveway, Garage & Carport
- Multiple Disability Minded Adaptations

IN SUMMARY

End of terraced house with multiple DISABILITY FRIENDLY adaptations throughout situated in this sought after development just a short walk from ALL LOCAL AMENITIES. A versatile accommodation offering fully fitted KITCHEN, accessible downstairs CLOAKROOM, SPACIOUS and WELL-LIT sitting room which could also double as a DINING ROOM perfect for hosting guests which opens into the CONSERVATORY overlooking the rear garden. Heading upstairs, there is access to THREE BEDROOMS, additional storage, and WALK-IN WET ROOM style shower room. Externally, there is a LOW MAINTENANCE patio slabbed rear garden with access to a DETACHED BRICK GARAGE, CARPORT and DRIVEWAY. The perfect FIRST TIME BUY, INVESTMENT or property for those who need extra accessibility options.

SETTING THE SCENE

The property is set back slightly from the road in a large opening to the street. There is visitor parking to the front with concrete driveway under the tiled roof car port leading to the brick built garage. A low maintenance shingle frontage gives way to the entrance door with awning above.

THE GRAND TOUR

Step inside this recently altered and improved end of terrace house with multiple additions made by the current occupant with accessibility and ease of living in mind. The front composite door, has a remote locking device fitted for easy entrance with key fob accessibility and video camera to the front also. Immediately to your left of the central hallway is the downstairs cloakroom, formed of vinyl flooring, toilet and low level ceramic wash basin. Adjacent to this is the kitchen with widened opening, a range of wall and base mounted storage set around a U-shape rolled edge worktop, with space for a fridge/freezer, electric oven and hob with fitted extraction above plus plumbing for a washing machine and dishwasher. Heading past the stairs we enter the large sitting/dining room space with carpeted flooring and large under the stairs storage cupboard, a space large and open enough for any configuration. This in turn opens into the uPVC double glazed conservatory with recently refitted windows throughout still well within their guarantee and French doors giving access to the rear garden. The stairway currently has a fitted stair lift which can be removed if not needed and gives access to the first floor landing which leads you to all bedrooms, the shower room and has a built in storage cupboard for additional storage. To your left is the smaller of the three bedrooms which still fits a double bed and leaves more than enough space for additional storage with a rear aspect over the garden. To the right of this room is the larger of the three rooms, with carpeted flooring, double built in wardrobes and rear aspect this room lends itself to any kind of layout the occupant desires. Sitting to the front of the property is the second bedroom with a front facing aspect, again this double bedroom does not currently have built in storage but does leave more than



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enough room for additional storage where needed. Finally, the walk-in shower room has non-slip flooring throughout, WC, sink and a walk in wall mounted electric shower and a radiator to warm the room.

THE GREAT OUTDOORS

The rear garden is made up of a flag stone patio area making this a very manageable space. There is access into the garage through a door with timber fence surrounding the garden and giving access to the driveway/car port via a gate.

OUT & ABOUT

Carbrooke is a rural village located three miles outside 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.

FIND US

Postcode : IP25 6FP

What3Words : ///quicksand.alarmed.having

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: 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.

Price:



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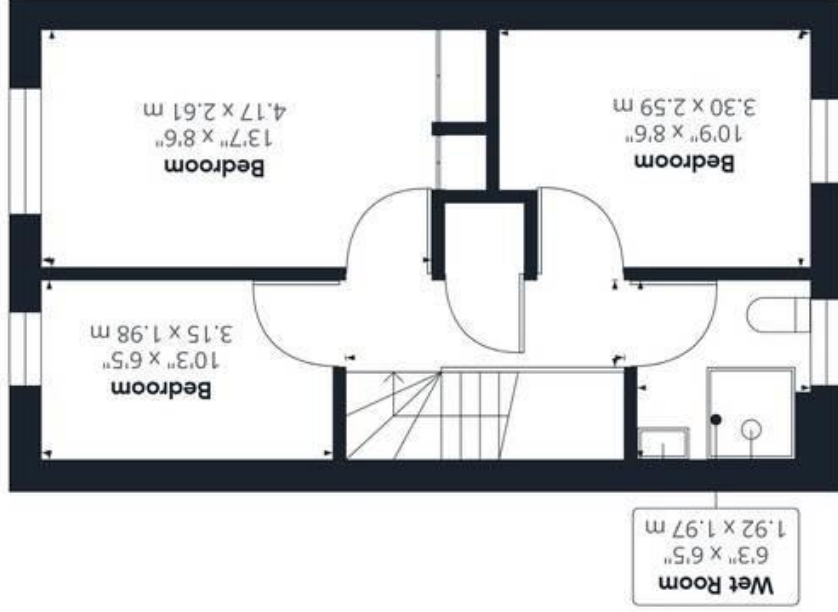
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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 886.49 ft²
 82.36 m²

Floor 1



Ground Floor

