



THE STORY OF
35 Mill Lane
Carbrooke, Norfolk

SOWERBYS

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35 Mill Lane

Carbrooke, Norfolk
IP25 6TD

Detached Bungalow

Accommodation Stretching to 1,679 Sq. Ft.

Open-Plan Living

Spacious Rooms Throughout

Three Double Bedrooms

Mature Landscaped Garden

Summerhouse

Single Garage

Field Views

Parking for Several Cars to the Front

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“...the pathway leads the eye down the garden - to those beautiful field views at the rear.”

Situated in the village of Carbrooke is this wonderful, recently modernised three bedroom bungalow.

Positioned nicely within its plot, giving the property a pleasant, small front garden and parking for several cars on the brickweave driveway. A large lawned garden overlooks fields to the rear. The property is more than meets the eye.

Stepping through the front porch we arrive into a spacious entrance hallway,

with the sense of space here being echoed throughout the entire property. The door immediately on the left opens into a large sitting room which stretches to over 22 feet in length. The room is filled with natural light thanks to the large glass sliding doors at the end of the room and the two windows on either side of the chimney breast. There is a feature fireplace which helps add to the cosy feel this room offers on cold wintery nights.



The true gem in the crown of this wonderful property is the large open-plan kitchen/dining room which has been knocked through recently creating a central hub of the home. To one side is a wall of kitchen units and a large window, whilst to the other side there is space enough for a large dining table. The owners have cleverly extended the kitchen units to wrap around into the dining area, giving the space a sense of unity. At the end of this space is a glass sliding door which leads into the garden room - a favourite for our seller all year round. Flowing directly off the kitchen is a practical utility room.

At the opposite end of the home we find the three double bedrooms, all with built-in storage. The primary bedroom has a large private en-suite shower room, whilst the other two rooms share the stunning family bathroom which has been lovingly brought back to life by the current owners.





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.



To the rear is a beautifully landscaped garden, with a paved entertaining area which the current owners delight in using all through summer. Stretching away from the house, a lawned area is bordered by mature planting, with a paved path framed by an arbor leading to the bottom of the garden where we find a newly installed summerhouse overlooking the fields that the property backs on to. The current owners have used this space for more leisurely purposes in the past but, because the summerhouse has power and is insulated, it could very easily be used as work from home office space.

The property also benefits from a single garage which is accessed down the left hand side of the home, and abutting this is a greenhouse.



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 generous patio is perfect for entertaining...”

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SERVICES CONNECTED

To be confirmed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0642-2850-7168-9476-1791

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

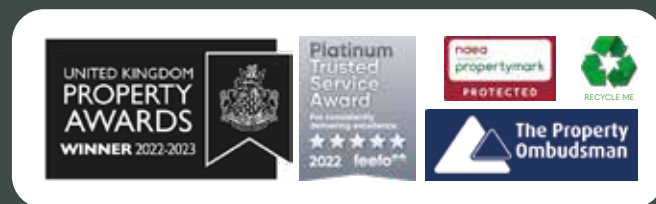
Freehold.

LOCATION

What3words: ///deleting.absorbing.chuckle

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