

## 1 Wellington Road, Watton

£200,000 Freehold

This two-bedroom home in Carbrooke is perfect for a wide range of buyers, offering a comfortable and practical living space in a village location. The property features a well-thought-out layout, complemented by the added benefit of a conservatory that provides versatile extra space. With a stylish kitchen, a bright and inviting living room and two bedrooms, including one with a walk-in-style wardrobe, the home is designed to suit modern needs. Outside, the enclosed, low-maintenance garden is ideal for relaxing or entertaining, while the garage and off-road parking offer extra convenience. Excellent fibre broadband and easy access to local amenities further enhance the appeal of this well-connected property.

Council Tax band: B

Tenure: Freehold



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Location

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### Location

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### Wellington Road

This two-bedroom home in the popular village of Carbrooke is the ideal choice for first-time buyers or those looking to downsize. Offering a well-balanced two-up, two-down layout, with the added benefit of a conservatory, this property provides everything you need for comfortable modern living.

Step through the light-filled hallway, complete with a handy downstairs WC, into a sleek, modern kitchen featuring a front-facing window and ample space for all your essential appliances. Beyond lies a generously proportioned living room with soft carpeting, ready to be styled with your choice of furniture. From here, double doors lead into a versatile conservatory, offering an additional space for dining, relaxing, or even a home office.

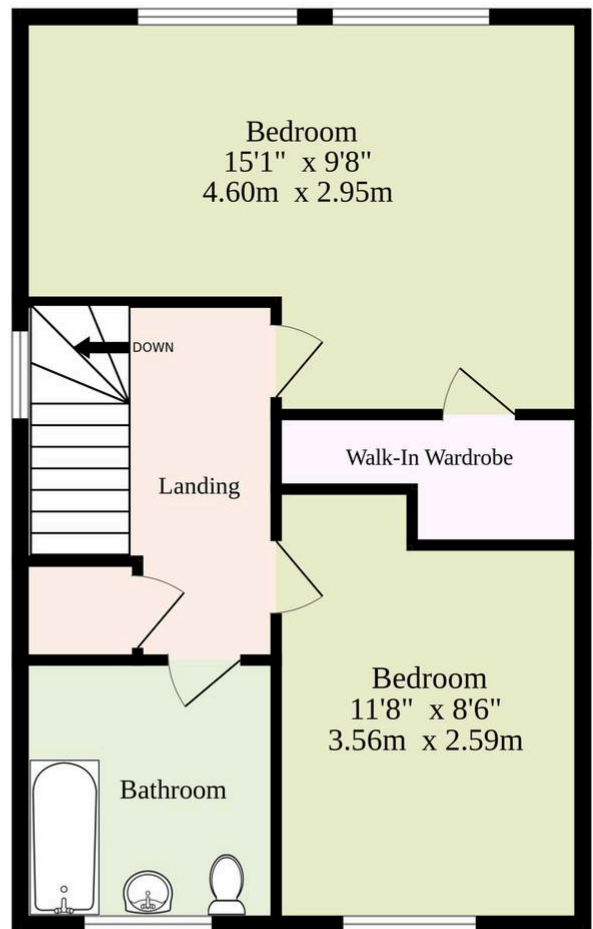
Upstairs, the property boasts two well-appointed bedrooms. The principal bedroom impresses with its walk-in-style wardrobe, while the second bedroom offers flexible use as a guest room, nursery, or workspace. A contemporary bathroom conveniently serves both bedrooms, ensuring ease and comfort for everyone in the household.



Ground Floor  
283 sq.ft. (26.3 sq.m.) approx.



1st Floor  
249 sq.ft. (23.1 sq.m.) approx.



Excluding Hallways, Bathrooms And Conservatory

TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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