



## 31 Sunderland Close, Carbrooke - IP25 6GR

£200,000 Freehold

Introducing this beautifully presented two-bedroom mid-terraced house, located in a desirable residential area close to the town of Watton.

The property features two spacious double bedrooms, a bright and airy lounge with French doors opening to the outside, and a practical fitted kitchen. Upstairs, you'll find a modern family bathroom with a panelled bath and shower over, as well as a convenient downstairs WC. Outside, the low-maintenance enclosed rear garden offers a paved seating area, and there's allocated off-road parking provided by a shared driveway. Ideally situated near local shops, schools, and amenities, with excellent road links to Thetford, Norwich, and surrounding areas, this property provides a comfortable and convenient living space.

## Location

Sunderland Close is set within the popular village of Carbrooke, offering a peaceful setting with a friendly community feel. The village is surrounded by countryside, giving a sense of space and calm while still being close to nearby towns like Watton, which provides a range of shops, schools, and other local amenities. The area is ideal for those who enjoy outdoor walks or a quieter pace of life, yet it remains convenient for travel further afield, with good road links connecting to Thetford, Norwich, and beyond. There's also a strong sense of local history in the area, with scenic routes and village landmarks adding to the charm and character of the location.



## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- A



## Sunderland Close, Carbrooke

As you step through the entrance hall, you are greeted by a practical storage cupboard and a conveniently located downstairs WC, perfect for everyday living.

The contemporary kitchen boasts white cupboards, ample counter space, a tiled splashback, and a tiled floor, with plumbing for a washing machine for added convenience. Its practical design ensures everything you need is within easy reach, making cooking and cleaning effortless.

Moving through to the bright and airy lounge, you will find French doors that open up to the outside, allowing natural light to flood the room. The space is well-proportioned, offering plenty of room for comfortable seating and dining, making it a great area for everyday living or hosting guests.

Venturing upstairs, you will discover two spacious double bedrooms, one of which features a built-in cupboard for additional storage.

The modern family bathroom on this floor is fitted with a panelled bath with a shower over, tiled floors, and a stylish tiled backsplash, providing a sleek and functional space for daily use.

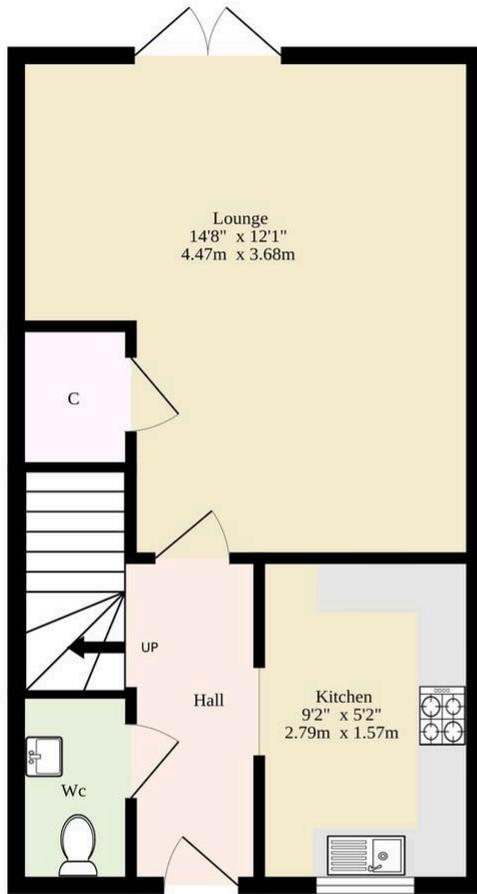
Throughout the property, double glazing ensures warmth and insulation, ideal for all seasons.

Outside, the low-maintenance enclosed rear garden offers a private setting with a paved seating area, perfect for relaxing or entertaining guests.

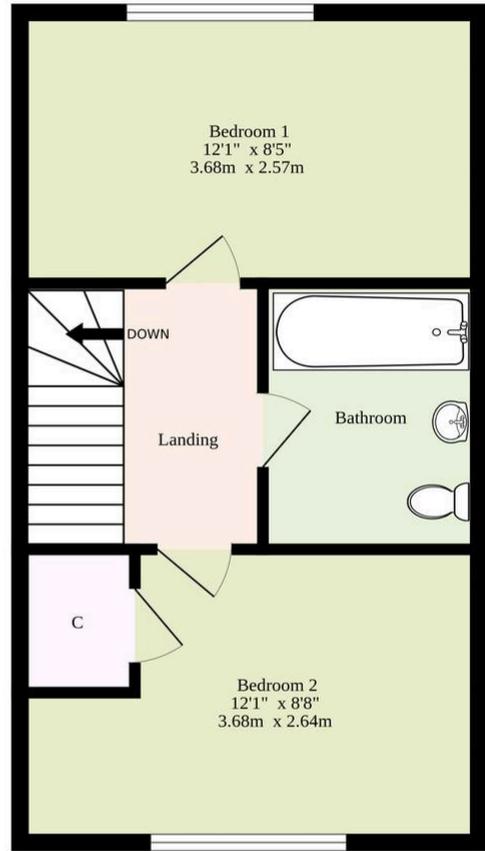
The property also benefits from allocated off-road parking provided by a shared driveway, ensuring convenience and ease of access.



Ground Floor  
227 sq.ft. (21.1 sq.m.) approx.



1st Floor  
209 sq.ft. (19.4 sq.m.) approx.



Sqft Excludes Hall, Wc, Landing And Bathroom

TOTAL FLOOR AREA : 625sq.ft. (58.1 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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