

4 Iris Walk, Carbrooke - IP25 6NU

£220,000 Freehold

Spacious and well-presented throughout, this three-bedroom semi-detached home offers modern style and everyday practicality in the popular market town of Watton. The bright open-plan lounge/diner leads into a sleek, modern kitchen complete with integrated appliances and a central island, offering a sociable and well-planned layout ideal for everyday living and entertaining. A ground-floor cloakroom adds convenience, while upstairs features three comfortable bedrooms and a smartly finished shower room. Solar panels improve energy efficiency, and the enclosed rear garden provides a safe and low-maintenance outdoor space. With two allocated parking spaces, local amenities within easy reach, and all furnishings negotiable, this property is perfectly suited to first-time buyers seeking a move-in-ready home.

Location

Iris Walk is located in the popular village of Carbrooke, a well-served community surrounded by open countryside yet within easy reach of Watton and other nearby market towns. The area offers a convenient lifestyle with a primary school, local shop, and village hall all close by, while wider amenities including supermarkets, leisure facilities, and healthcare services are just a short drive away. Carbrooke is well-connected for road travel via the A1075 and A11, making it a practical base for commuters heading towards Norwich, Thetford, or beyond. The nearby countryside provides scenic walking routes and a peaceful setting, ideal for those seeking a village environment with accessible daily essentials.



Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



Iris Walk, Carbroooke

Step inside this spacious and well-presented family home to a welcoming entrance hall that provides a practical space for coats and shoes, with direct access to a ground-floor cloakroom for everyday convenience.

From here, move through to the heart of the home, a bright and airy open-plan lounge/diner, where wood-effect flooring flows underfoot and large bifolding doors open out to the rear garden, creating a wonderful connection between indoor and outdoor living. This generous space offers ample room for both relaxing and dining, perfect for everyday life and entertaining alike.

The adjoining kitchen is stylishly integrated into the open-plan layout and thoughtfully designed with white gloss cupboards, contrasting black gloss worktops, and a central island that offers additional counter space and casual dining potential. The gas hob is fitted along the main run of units, paired with an electric oven, while a range of integrated appliances provide everything you need for modern living. Ceiling spotlights brighten the space, complemented by distinctive character pendant lights hanging above the island, adding both warmth and style.

Upstairs, a staircase with attractive glass-panel balustrades leads to a spacious landing, which features two built-in storage cupboards and provides access to a boarded loft, a practical addition for household storage. Off the landing, you'll find three well-proportioned bedrooms. Two of the bedrooms include built-in wardrobes, while the third is a versatile space that could serve as a home office, nursery, or dressing room depending on your needs.

The shower room is finished to a high standard, featuring a modern three-piece suite with a double shower cubicle, WC, wash hand basin, tiling, and a heated towel radiator.

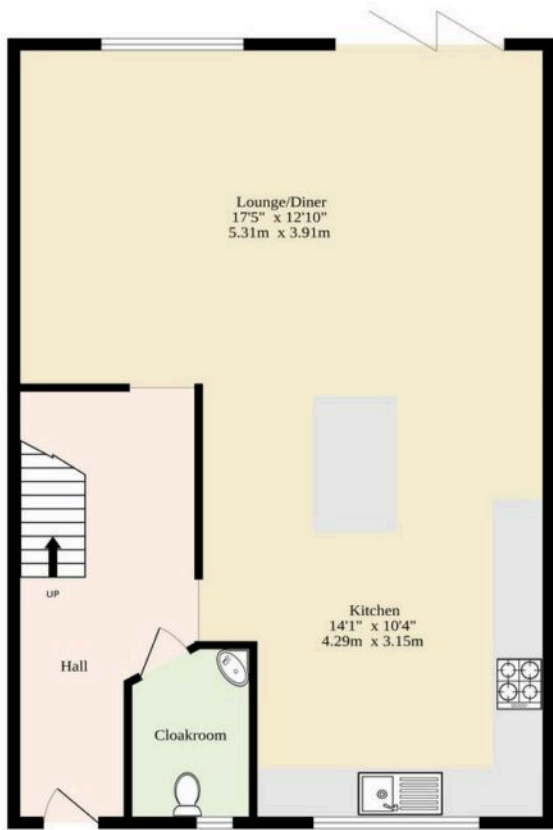
Additional benefits include double glazing throughout and solar panels for enhanced energy efficiency.

Outside, the fully enclosed rear garden offers a lawn and patio area, ideal for outdoor dining or relaxing, along with a handy storage shed and gated access to both the front and rear. It provides a safe and low-maintenance space for families or pets. The front garden is laid to lawn with a path leading to the entrance.

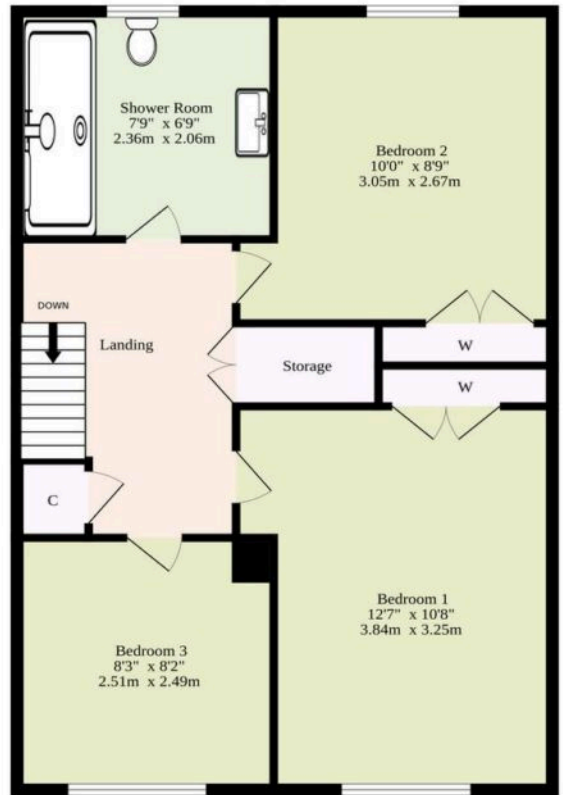
The property also benefits from two allocated parking spaces located at the rear, offering convenient off-road parking for residents.



Ground Floor
509 sq.ft. (47.3 sq.m.) approx.



1st Floor
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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