



21 Fortress Road, Carbrooke

Thetford

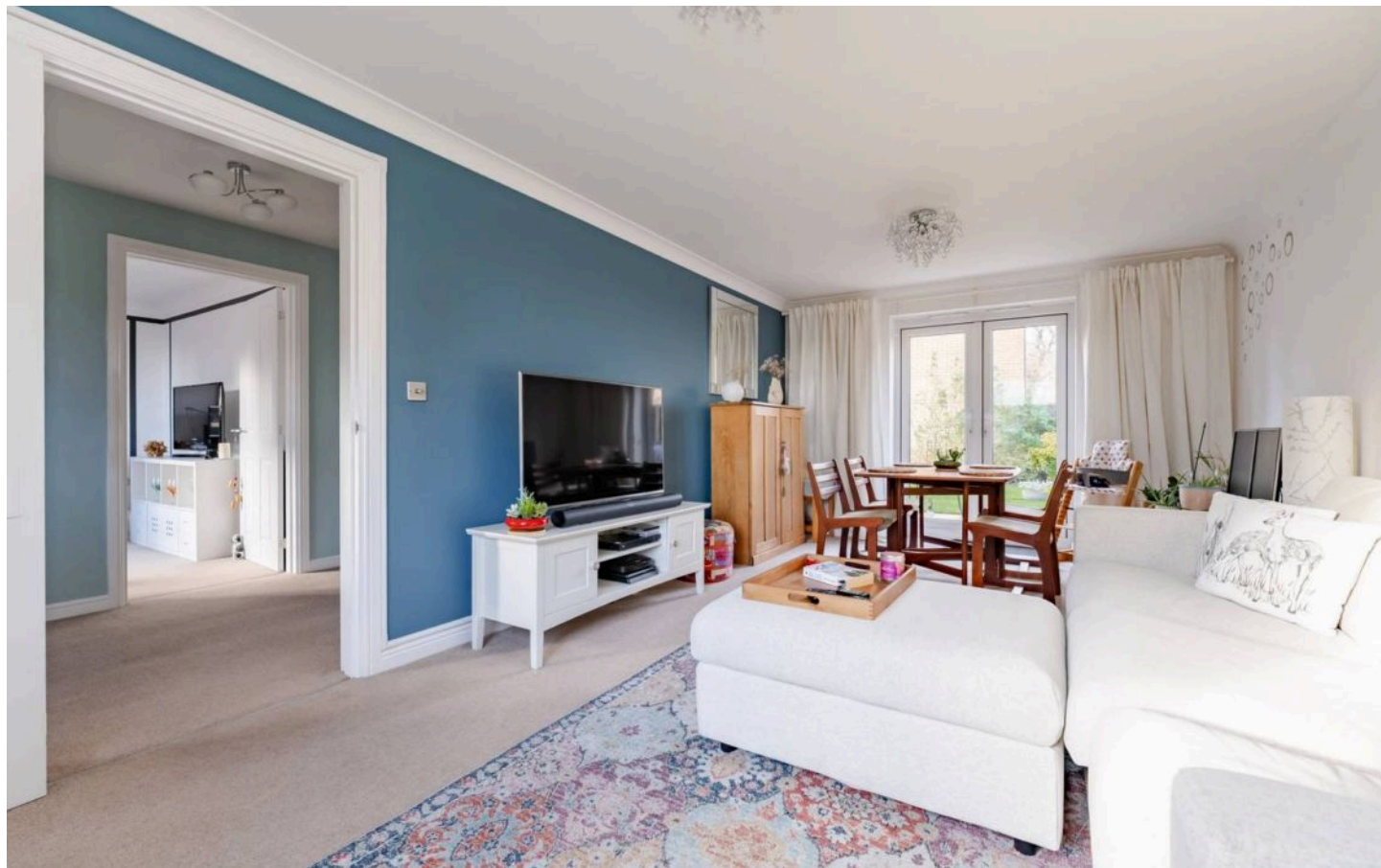


Minors & Brady

This attractive four-bedroom detached home enjoys a peaceful position within the popular village of Carbrooke, offering the perfect balance of countryside living and everyday convenience. Set within a modern development, the property provides generous and versatile accommodation suited to growing families or those seeking extra space. The dual-aspect sitting room with French doors creates a bright and welcoming hub, while the additional reception room offers flexibility for dining, working from home or guest use. Upstairs, three spacious double bedrooms, including a principal en-suite, provide comfortable and practical living. The fully enclosed rear garden, complete with patio and lawn, offers an ideal setting for outdoor dining and relaxation. Carbrooke itself is known for its friendly community, village green and primary school, making it a desirable place to settle. Just a short drive away, Watton town centre provides supermarkets, shops, cafés and essential services. With Thetford Forest, Wayland Wood and Richmond Park Golf Club all close by, the location also caters well to outdoor enthusiasts and leisure seekers.

- Four-bedroom detached family home in the popular village of Carbrooke
- Bright dual-aspect sitting room with French doors to the rear garden
- Versatile second reception room ideal for dining, home working or guest use
- Modern fitted kitchen overlooking the garden
- Principal bedroom with private en-suite shower room
- Three well-proportioned double bedrooms plus an additional single bedroom
- Family bathroom with a modern three-piece suite
- Fully enclosed rear garden with lawn and patio area
- Tandem driveway and detached garage offering ample parking and storage
- Close to Watton's amenities, local schools, scenic countryside and leisure facilities

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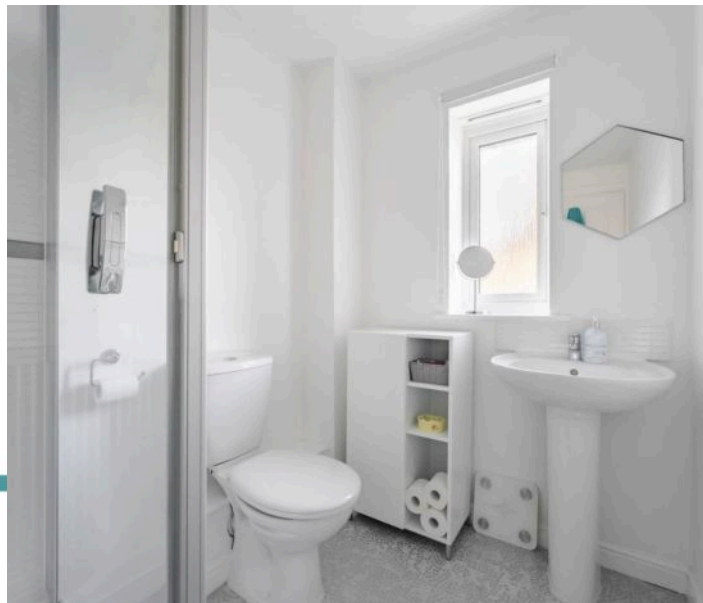
The Location

Located in the sought-after village of Carbrooke, the property enjoys a peaceful and friendly setting surrounded by open countryside. Carbrooke is known for its strong sense of community, with a village green, a well-regarded primary school, and a range of local groups and events that bring residents together throughout the year. The village's blend of characterful period homes and newer developments creates an attractive, well-balanced neighbourhood.

Despite its tranquil atmosphere, Carbrooke is conveniently placed just a short drive from Watton town centre, where you will find supermarkets, schools, independent shops, cafes, and a popular weekly market. The area is ideal for those who enjoy the outdoors, with Thetford Forest and Wayland Wood close by, offering miles of scenic walking and cycling routes as well as opportunities for wildlife spotting.

For golfers, Richmond Park Golf Club is nearby, providing an 18-hole course, a clubhouse, and excellent leisure facilities. Carbrooke's countryside setting, combined with its accessibility and welcoming village community, makes it a highly desirable location for a wide range of buyers.

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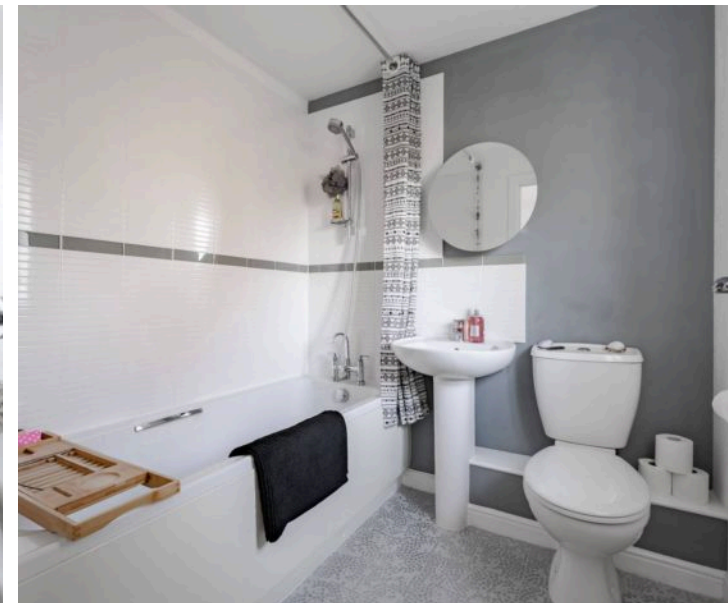
Fortress Road, Carbrooke

Located in the well-served Norfolk market town of Watton, this detached four-bedroom family home offers generous living space, a versatile layout and a desirable position within a popular modern development. With two reception rooms, a master en-suite, a separate garage and a sizeable rear garden, it represents an excellent opportunity for buyers seeking comfort, convenience and room to grow.

The property is arranged over two floors. The ground floor opens with a welcoming entrance hall, leading through to a bright and spacious dual-aspect sitting room with French doors to the garden. The modern fitted kitchen overlooks the rear garden and provides space for essential appliances, while the additional reception room to the front lends itself perfectly to use as a dining room, home office or even a fifth bedroom if required.

A cloakroom completes the ground floor accommodation.

Upstairs, the home offers three well-proportioned double bedrooms, with the principal bedroom enjoying its own en-suite shower room. A further single bedroom and a family bathroom with a three-piece suite serve the remaining rooms, creating a practical layout ideal for families.



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Outside, the property benefits from a tandem driveway providing ample off-road parking and access to the detached garage. The rear garden is fully enclosed and mainly laid to lawn, with a patio area ideal for outdoor dining or entertaining. There is also a useful side section offering discreet storage space, along with a personal door into the garage.

Appealing to a wide range of buyers and positioned close to local amenities, schools and transport links, this attractive home is expected to draw strong interest.

Agents Note

Sold Freehold

Connected to all mains services.



Ground Floor
700 sq.ft. (65.0 sq.m.) approx.

1st Floor
507 sq.ft. (47.1 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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