



16 Valetta Drive, Carbrooke

Thetford



Minors & Brady

16 Valetta Drive

Carbrooke, Thetford

A beautifully presented three-bedroom home by Barratt Homes, with three years of NHBC warranty remaining, positioned within a quiet cul-de-sac setting in the popular Norfolk village of Carbrooke. The property offers a modern internal layout suited to everyday living, with well-proportioned rooms and a clear sense of flow throughout. A contemporary kitchen sits to the front, while the spacious lounge and dining area opens directly onto an enclosed L-shaped rear garden, creating a strong connection between indoor and outdoor space. Upstairs, the principal bedroom benefits from built-in storage, supported by two further bedrooms and a family bathroom. Well-suited to a range of buyers, the home combines modern construction, practical design and a location that supports both village life and wider connectivity.

Location

Valetta Drive is set within a modern residential development in the village of Carbrooke, positioned in a quiet cul de sac setting surrounded by open Norfolk countryside. The village benefits from a strong community atmosphere, with a local primary school, village hall and the Millennium Green offering space for walking and outdoor activity. Carbrooke sits just a short drive from Watton, with Dereham and Thetford also easily accessible, providing a wider range of shops, supermarkets and everyday services. Road links from the area support convenient travel to surrounding towns and the wider Norfolk region.





M&B

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Carbrooke, Thetford

Valetta Drive

Built by Barratt Homes, this well appointed three bedroom property benefits from three years of NHBC warranty remaining and is positioned within a quiet cul de sac on a modern residential development. To the front of the property, off road parking is provided, offering practical everyday convenience.

The main entrance opens into a light and neatly finished hallway with fitted flooring that continues through the ground floor. The entrance hall provides access to a ground floor cloakroom fitted with a WC and wash basin, finished with tiled splashbacks and a frosted window for natural light.

The kitchen sits to the front of the property and is fitted with a full range of modern base and wall units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor above, oven, dishwasher, fridge and freezer, with a fitted sink positioned beneath the window.

To the rear, the lounge and dining area offers generous proportions and a practical layout for everyday living. Consistent flooring runs throughout the space, supported by a built in storage cupboard. Double glazed doors open directly onto the rear garden, allowing natural light to move through the room and providing direct access outside.



M&B

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Upstairs, the first floor hosts three bedrooms, all accessed from the landing. The principal bedroom benefits from built in storage, while the remaining bedrooms offer flexible use. A modern family bathroom serves the first floor and is fitted with a panelled bath with shower over, wash basin and WC, finished with tiled surrounds and flooring.

Externally, the rear garden is fully enclosed and arranged in an L shape, laid mainly to lawn with a paved patio area positioned directly outside the rear doors. A secure side gate provides access back to the front of the property, completing a well presented home that is ready for immediate occupation.

Agents notes

Sold freehold, connected to all main services.

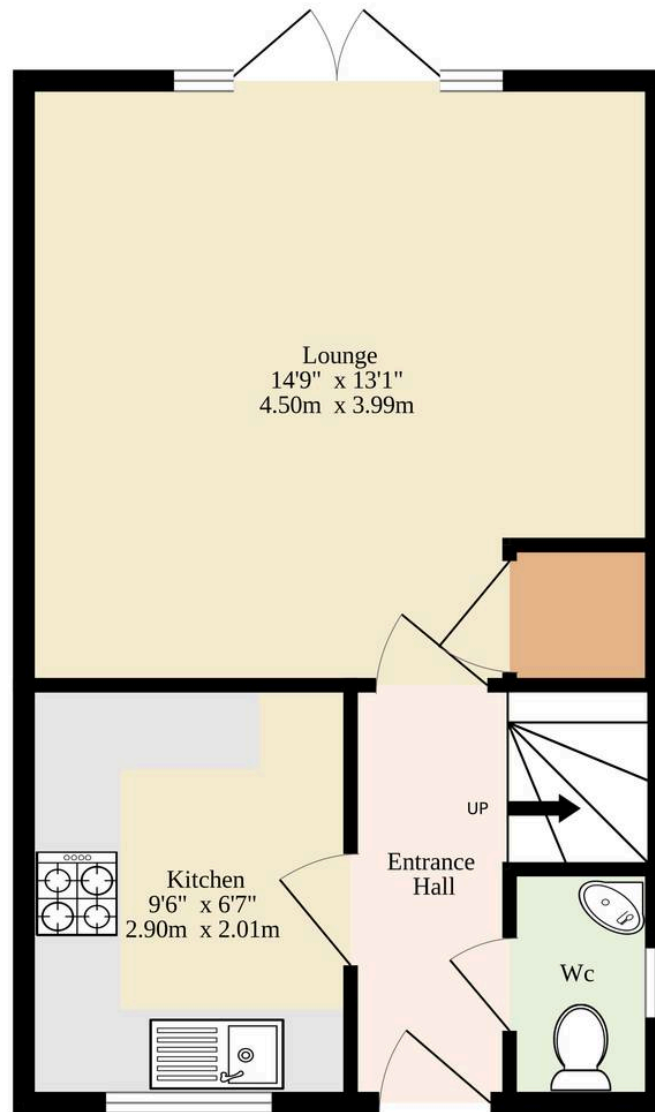
Gas Central Heating

Council Tax Band- B

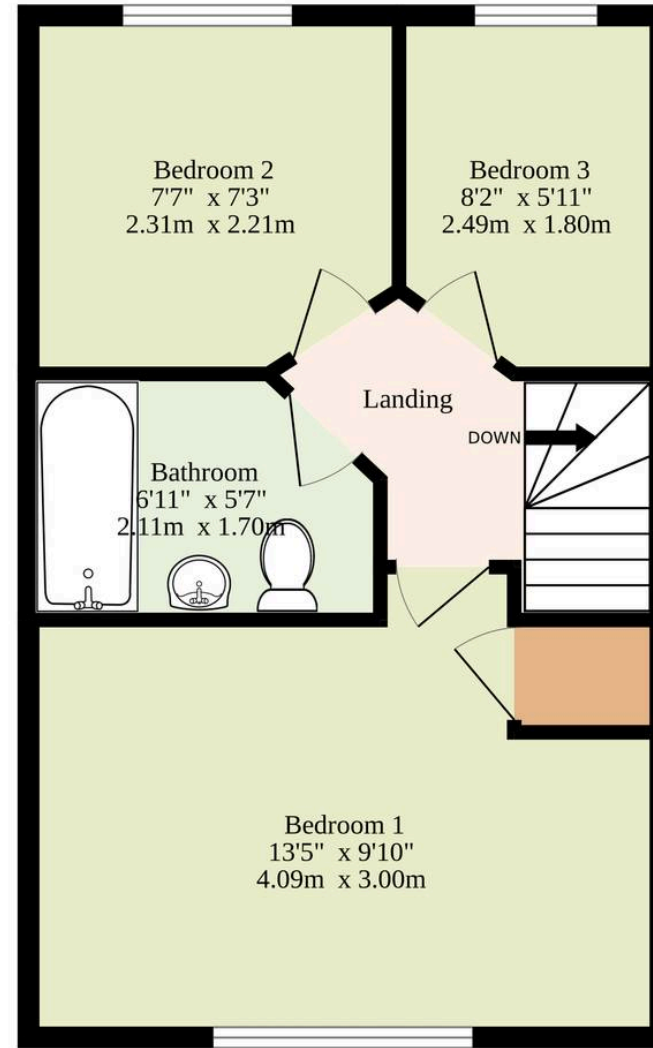
Maintenance charge of £150 payable every 6 months



Ground Floor



1st Floor



TOTAL FLOOR AREA : 653sq.ft. (60.7 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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