



70 Fortress Road, Carbrooke

Thetford



Minors & Brady

# 70 Fortress Road

Carbrooke, Thetford

Beautifully presented and turnkey ready, this three-bedroom family home enjoys a well-served village setting in Carbrooke. Inside, a spacious and light-filled lounge leads through to a fitted kitchen with integrated appliances and ample space for dining, where French doors open directly onto the enclosed rear garden, exceptional in size and laid mainly to lawn with a paved patio and timber shed, offering generous outdoor space rarely found with homes of this type. Upstairs, three well-proportioned bedrooms include a principal room with a private ensuite, complemented by a contemporary family bathroom, while a conveniently located ground-floor WC adds further practicality. A driveway to the side provides off-road parking, and with the A47 within easy reach for links towards Norwich and King's Lynn, as well as a wider range of supermarkets, independent shops, cafés and additional schooling available in nearby Watton, the location is both convenient and well-connected.

## Location

Fortress Road is situated within the well-served village of Carbrooke, positioned to the south of Watton in the Breckland district of Norfolk. The village offers a primary school, village hall, local shop and public house, with further amenities, supermarkets and schooling available in nearby Watton. The surrounding countryside provides open rural views, walking routes and a strong sense of community, while the A47 is within easy reach for routes towards Norwich and King's Lynn, making the location practical for commuters as well as those seeking village living. Regular bus services connect Carbrooke to neighbouring towns, adding further convenience for day-to-day travel. The area is also well placed for access to local farm shops, independent businesses and leisure facilities within the wider Breckland area.

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Stepping inside, the hallway provides access to the conveniently located WC and lounge, with stairs rising to the first floor. The WC is fitted with a low-level WC and pedestal hand wash basin, with light-toned flooring and a tiled splashback behind the basin.

The lounge sits at the front of the property and is finished with fitted carpet underfoot and soft neutral décor. A double-glazed window to the front elevation allows natural light to fill the room, creating a comfortable and inviting living space. A doorway leads through to the kitchen and dining area at the rear.

Spanning the width of the house, the kitchen and dining room offer a practical layout with tiled flooring throughout. The kitchen area is fitted with a range of gloss fronted wall and base units with wooden work surfaces over. Integrated appliances include a built-in oven with four-ring gas hob and stainless steel extractor hood above, along with an integrated fridge freezer and dishwasher, visible within the cabinetry. A stainless steel sink and drainer are positioned beneath a rear-facing window. French doors open directly onto the garden, allowing easy access outside and drawing additional light into the space. There is ample room for a dining table within the designated dining area, set against a feature wall.

Upstairs, the landing provides access to all three bedrooms, the family bathroom and an airing cupboard.



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A generously sized bedroom is positioned at the front and is laid with fitted carpet, and a door leads into an ensuite. The ensuite is fitted with a glass enclosed double shower cubicle with waterfall shower and tiled surround, a pedestal hand wash basin and a low level WC, together with a frosted window for natural light and ventilation.

A second double bedroom is positioned to the rear and is finished with fitted carpet, with a window overlooking the garden. The remaining bedroom sits to the front of the property and is also laid with fitted carpet, offering flexibility for use as a bedroom or study, with a window to the front aspect.

Family bathroom facilities comprise a panelled bath with tiled surround, a pedestal hand wash basin and a low-level WC. A frosted window allows for natural light while maintaining privacy.

Outside, the rear garden is enclosed by timber fencing and is mainly laid to lawn, with a paved patio area directly outside the French doors, providing space for seating. A timber shed is positioned within the garden for additional storage, and a side gate offers access to the driveway. To the front and side, there is off-road parking laid to tarmac, completing this well-presented home.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage

Gas Central Heating

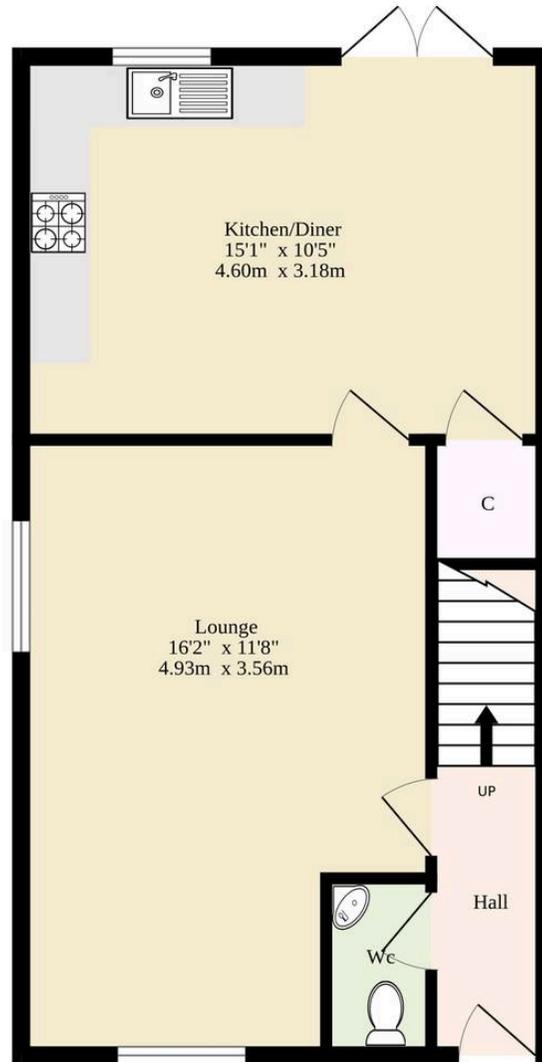
Council Tax Band- B

First Point of Access charge, £180 per annum

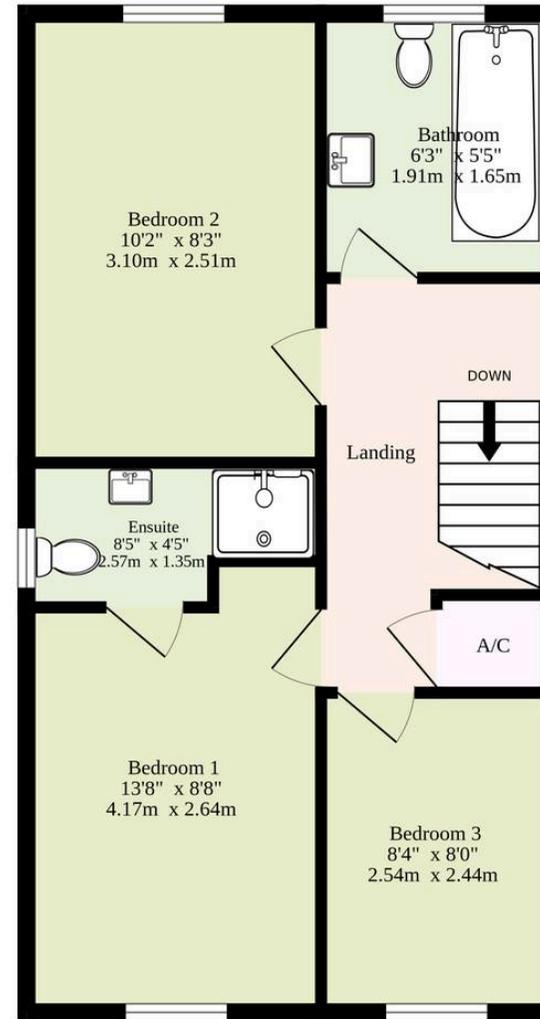
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Ground Floor  
397 sq.ft. (36.9 sq.m.) approx.



1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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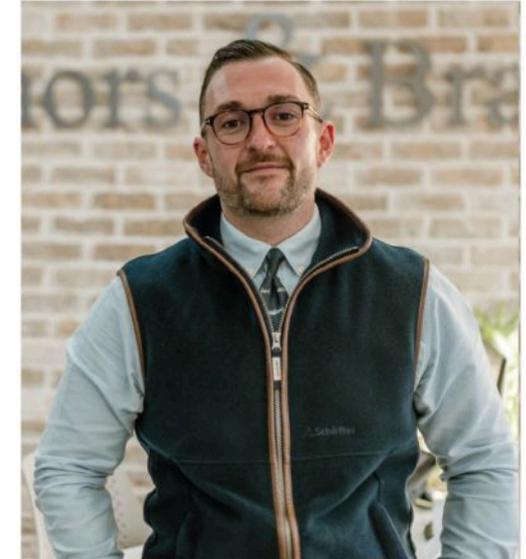
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