



48 Fortress Road, Carbrooke

Thetford



Minors & Brady

48 Fortress Road

Located in the sought-after village of Carbrooke, this well-presented three-bedroom, two-storey home offers a spacious and practical layout ideal for modern family living. The property features tandem parking, a welcoming entrance, ground floor WC, and generous storage throughout. The kitchen is fitted with gloss units and wooden-style worktops, with ample space for appliances, combining style with functionality. A large sitting and dining area at the rear benefits from French doors that open onto a south-facing garden, creating a seamless flow between indoor and outdoor spaces. Upstairs, the master bedroom includes wardrobe space and a private ensuite, while two further bedrooms share the main family bathroom. The sizeable garden plot is mainly laid to lawn with a patio, perfect for relaxing, dining, or entertaining. Set in a peaceful village surrounded by open countryside, the home is within easy reach of local amenities, schools, and recreational opportunities, making it a highly desirable choice for families.

- Spacious three-bedroom, two-storey home offering a practical and family-friendly layout
- Tandem parking providing convenient off-road parking for multiple vehicles
- Welcoming entrance hallway with ground floor WC and ample storage for coats and essentials
- Modern kitchen with gloss units, wooden-style worktops, and space for all major appliances
- Large sitting and dining area with French doors opening onto the south-facing garden
- Generous master bedroom with wardrobe space and private ensuite shower room
- Two additional bedrooms served by a well-appointed main family bathroom





M&B

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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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This well-presented three-bedroom, two-storey home offers a practical and spacious layout suited to modern living. The property benefits from tandem parking and a clear entrance that leads into a welcoming hallway. On the ground floor there is a convenient WC, along with useful built-in storage, providing valuable space for coats, household items, or everyday essentials.

The kitchen is thoughtfully arranged and fitted with gloss units complemented by wooden-style worktops, creating a contemporary yet warm finish. There is designated space for appliances, allowing flexibility for the buyer to configure the kitchen to suit their needs. The layout offers functionality while maintaining a clean and streamlined appearance.

To the rear of the property is a large sitting room and dining area, offering generous space for both relaxation and entertaining.

Ample storage is provided throughout the home, enhancing its practicality and overall appeal.

French doors open directly onto the garden, allowing plenty of natural light to flow into the room and providing a seamless connection between indoor and outdoor living areas.



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Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from wardrobe space and a private ensuite shower room, adding convenience and privacy. The remaining two bedrooms are served by the main family bathroom, making the layout suitable for families, guests, or home working arrangements.

Externally, the property occupies a large garden plot with a south-facing aspect. The garden is laid mainly to lawn with a patio area, offering space for outdoor dining, recreation, or relaxation throughout the day.

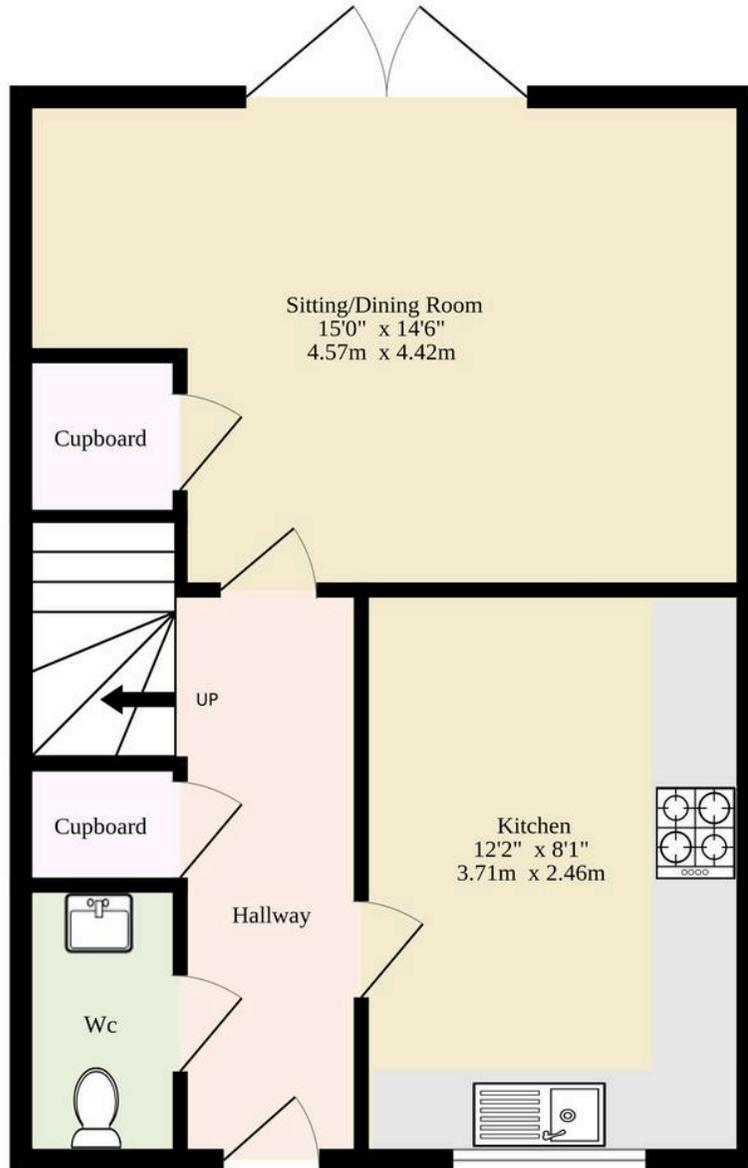
Agents Note

This property will be sold freehold.

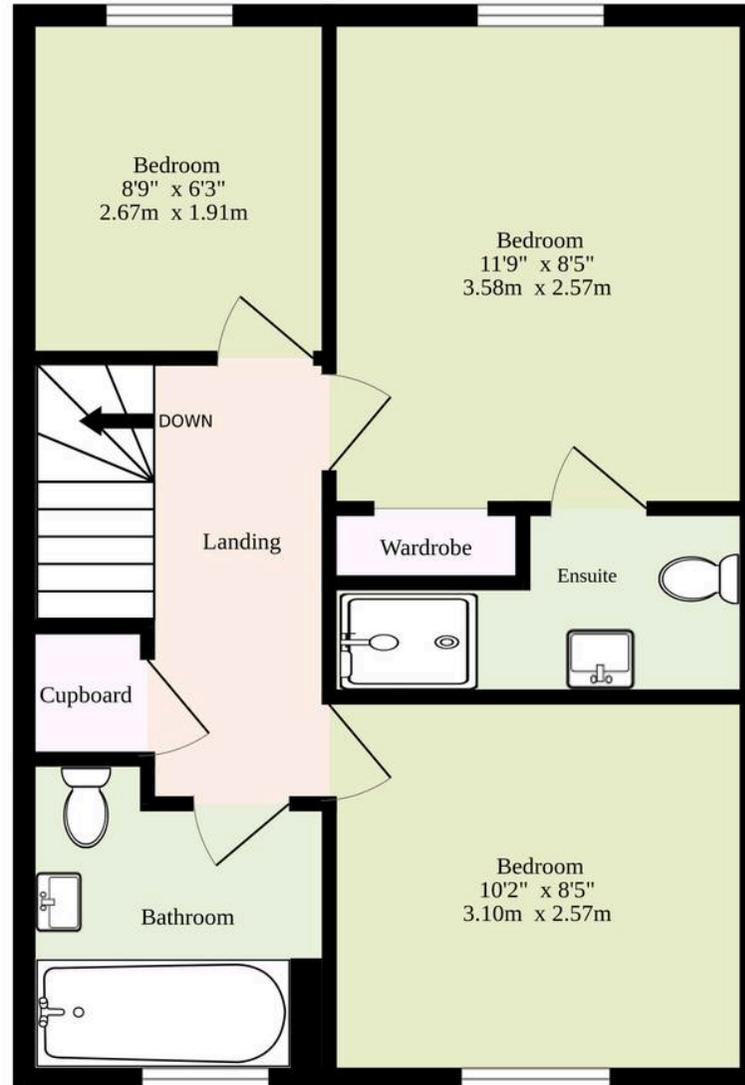
Connected to mains water, electricity, gas and drainage.



Ground Floor
375 sq.ft. (34.8 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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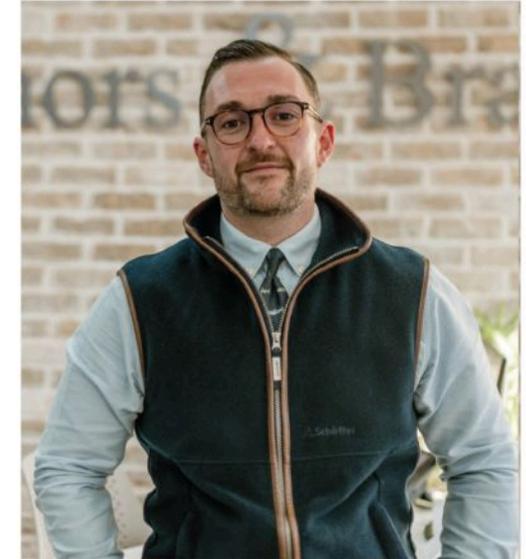
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Minors & Brady

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