



102 Washington Drive, Carbrooke

Thetford



Minors & Brady

102 Washington Drive

Carbrooke, Thetford

Set within a popular residential development on the outskirts of Watton, this well-presented three-bedroom end-terrace townhouse offers spacious and versatile accommodation arranged over three floors.

Combining modern interiors with practical family living, the property benefits from a garage, off-road parking and a fully enclosed rear garden, making it an excellent choice for first-time buyers, growing families and investors alike. With well-proportioned rooms throughout and a thoughtfully designed layout, this home is ready to move straight into and enjoy.



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102 Washington Drive

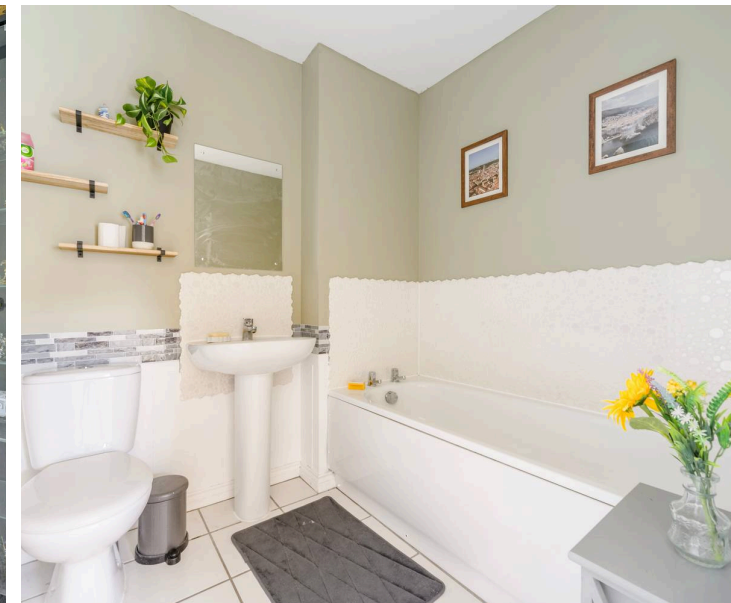
Carbrooke, Thetford

- Well proportioned three bedroom end terrace townhouse arranged over three floors
- Popular residential setting on the outskirts of Watton, ideal for families, first time buyers and investors alike
- Bright and generous lounge with French doors opening onto the rear garden
- Modern fitted kitchen with integrated oven and gas hob plus space for additional appliances
- Ground floor cloakroom WC providing added practicality for everyday living
- Spacious principal bedroom occupying the top floor with a private ensuite shower room
- Two further well sized bedrooms served by a contemporary family bathroom
- Fully enclosed rear garden with lawn and decking areas ideal for outdoor dining and entertaining
- Garage with door to the garden offering storage and potential workshop space
- Brickweave driveway providing off road parking for up to two vehicles

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



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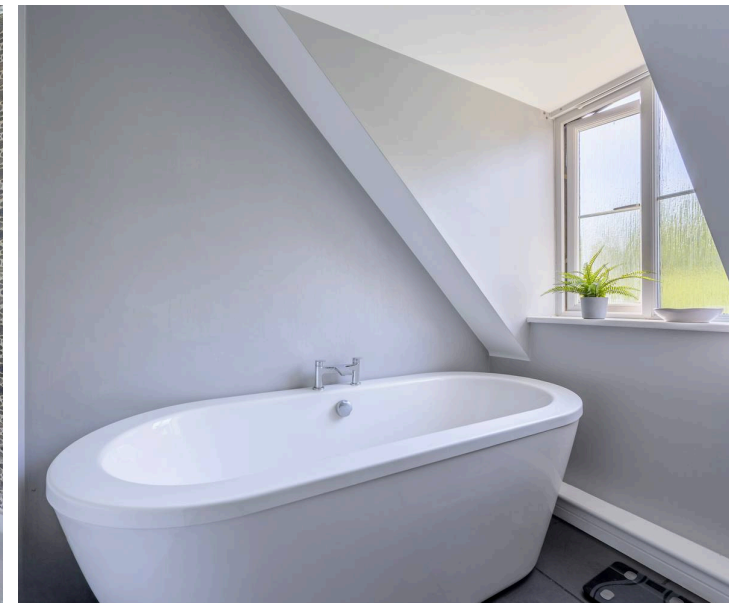
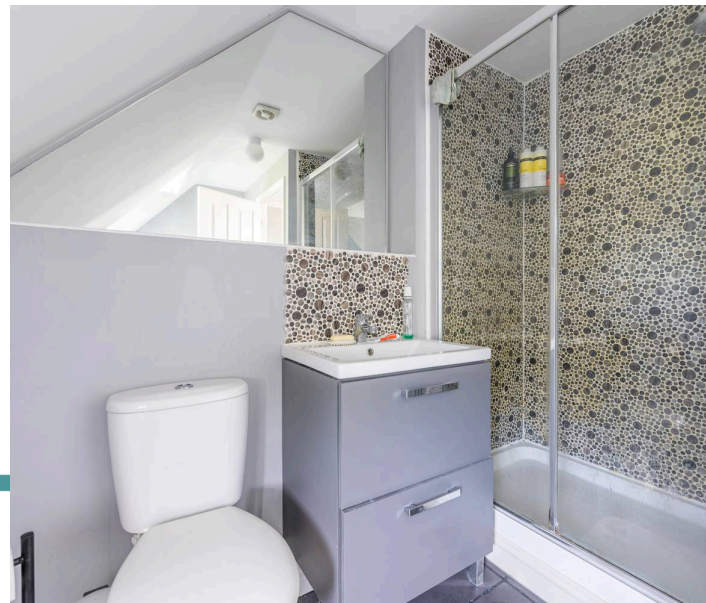
Location

Situated on Washington Drive in the market town of Watton, this location offers convenient access to a wide range of everyday amenities. Watton provides supermarkets, independent shops, cafés, healthcare services, and schooling options, all contributing to its strong sense of community and practical day-to-day appeal. The town also benefits from regular bus services and good road connections to Dereham, Thetford, Norwich, and Swaffham.

Surrounded by attractive Norfolk countryside, the area offers plenty of opportunities for walking, cycling, and outdoor recreation. Nearby villages and rural landscapes add to the charm of the setting, while larger towns and city amenities remain easily accessible. This balance of convenience and countryside surroundings makes Watton a popular place to call home.

Washington Drive

The accommodation begins with a welcoming entrance hall, complete with a convenient ground floor cloakroom. To the front of the property, the modern fitted kitchen is equipped with a range of wall and base units, complementary work surfaces, an inset oven and gas hob, together with space for a dishwasher, washing machine and fridge freezer.



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To the rear, the spacious lounge provides an inviting setting for both everyday living and entertaining, featuring wood effect flooring and French doors that open directly onto the rear garden, allowing natural light to flood the room. Arranged across the upper floors, the property offers three well sized bedrooms. The principal bedroom occupies the entire second floor, creating a private retreat complete with a generous en suite shower room and Velux windows. On the first floor are two further bedrooms, including a comfortable double bedroom with built-in wardrobes, alongside a contemporary family bathroom fitted with a panelled bath, wash basin and WC.

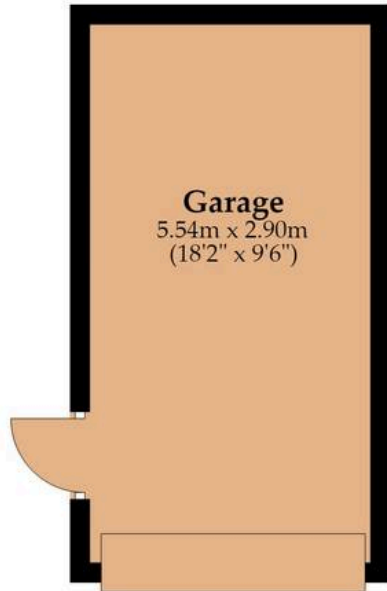
Outside, the property continues to impress with a fully enclosed rear garden that is mainly laid to lawn and complemented by attractive decking areas, providing an ideal space for outdoor dining, entertaining or simply relaxing. A personal door offers direct access into the garage, whilst to the front a brickweave driveway provides off-road parking for up to two vehicles and leads to the garage.

Offering flexible accommodation, modern conveniences and a desirable location close to the amenities of Watton, this attractive townhouse presents a fantastic opportunity to acquire a home that is equally suited to owner occupiers and investment purchasers.



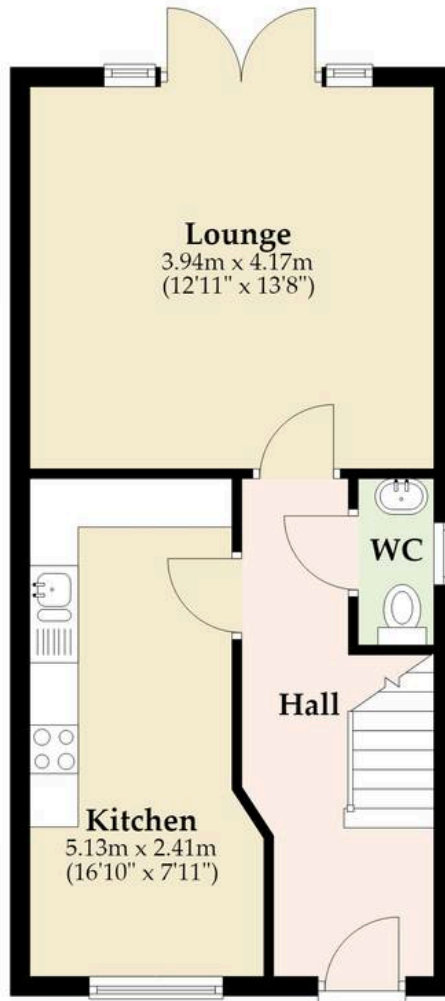
Basement

Approx. 16.0 sq. metres (172.5 sq. feet)



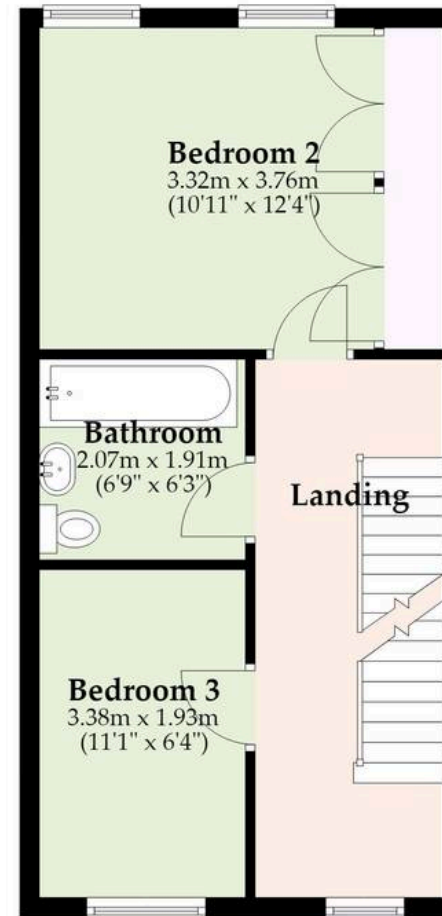
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



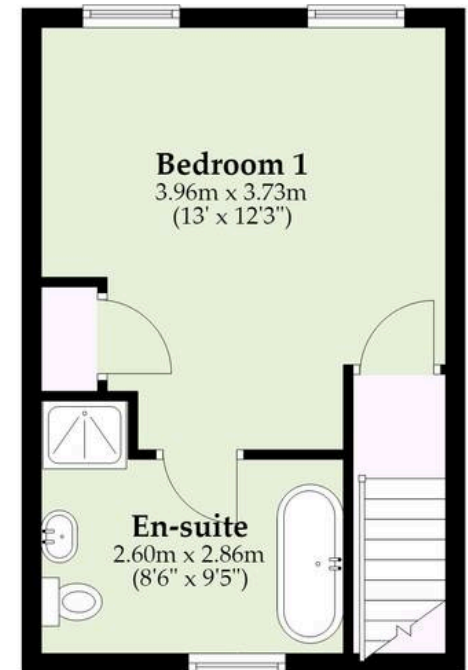
First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

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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.

Plan produced using PlanUp.

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