



1 York Close, Carbrooke

Thetford



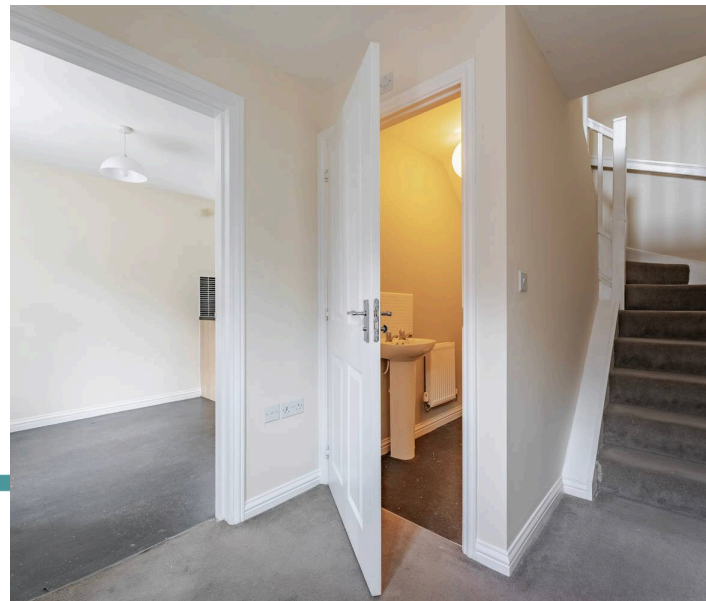
Minors & Brady

1 York Close

Carbrooke, Thetford

A fantastic opportunity to acquire a well-balanced three-bedroom home within the popular village of Carbrooke, offered with no onward chain. Ideal for first-time buyers or buy-to-let investors, the property provides comfortable and practical accommodation across two floors. The home features a welcoming sitting room alongside a spacious kitchen diner designed for everyday living and entertaining. Upstairs, three flexible bedrooms are complemented by a family bathroom and en-suite to the principal bedroom. Externally, the property benefits from a low-maintenance rear garden, garage, and off-road parking. Conveniently positioned close to local amenities and within a short drive of Watton town centre, this property offers village living with excellent practicality.

- Offered with no onward chain for a straightforward purchase
- Excellent first home or buy-to-let investment opportunity
- Well-balanced three-bedroom accommodation across two floors
- Spacious kitchen diner ideal for modern everyday living
- Comfortable sitting room with welcoming atmosphere
- Principal bedroom benefitting from en-suite facilities
- Low-maintenance rear garden perfect for easy upkeep
- Garage and off-road parking providing added practicality
- Situated within the popular Norfolk village of Carbrooke
- Short drive to Watton town centre and local amenities





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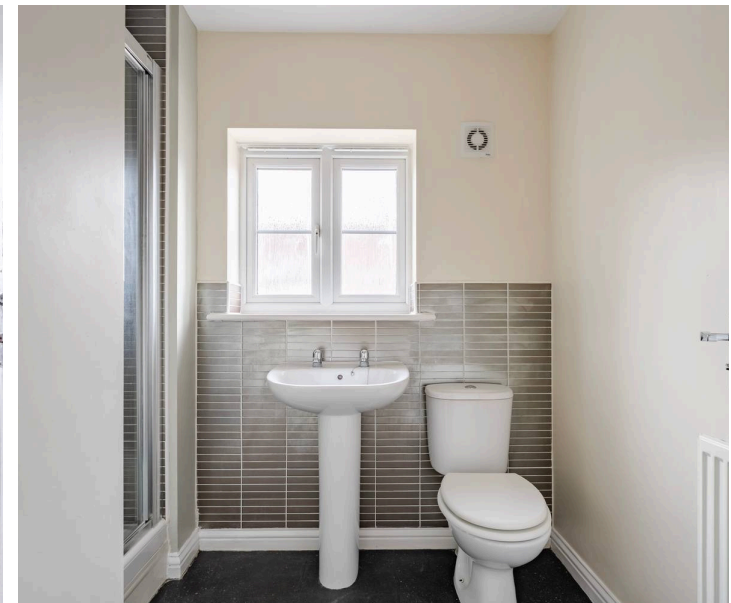
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The Location

This small residential cul-de-sac is situated within the Norfolk village of Carbrooke, positioned around two miles east of the market town of Watton and roughly 18 miles west of Norwich. The setting is distinctly rural, with surrounding farmland and open skies giving the area a peaceful and unhurried feel. Within the village itself is St Peter and St Paul Church of England Primary Academy & Nursery, providing primary education close to home, while secondary pupils typically attend Wayland Academy in Watton.

Day-to-day shopping needs are generally met in Watton, where you'll find supermarkets including Tesco and Lidl, alongside independent shops, cafés, a pharmacy, and other everyday amenities. Road connections link the village to the B1077 and A1075, providing straightforward routes towards Dereham and Norwich, while bus services operate between Watton and Norwich via surrounding villages. The nearest rail connections are available at Attleborough, offering services towards Norwich and Cambridge.



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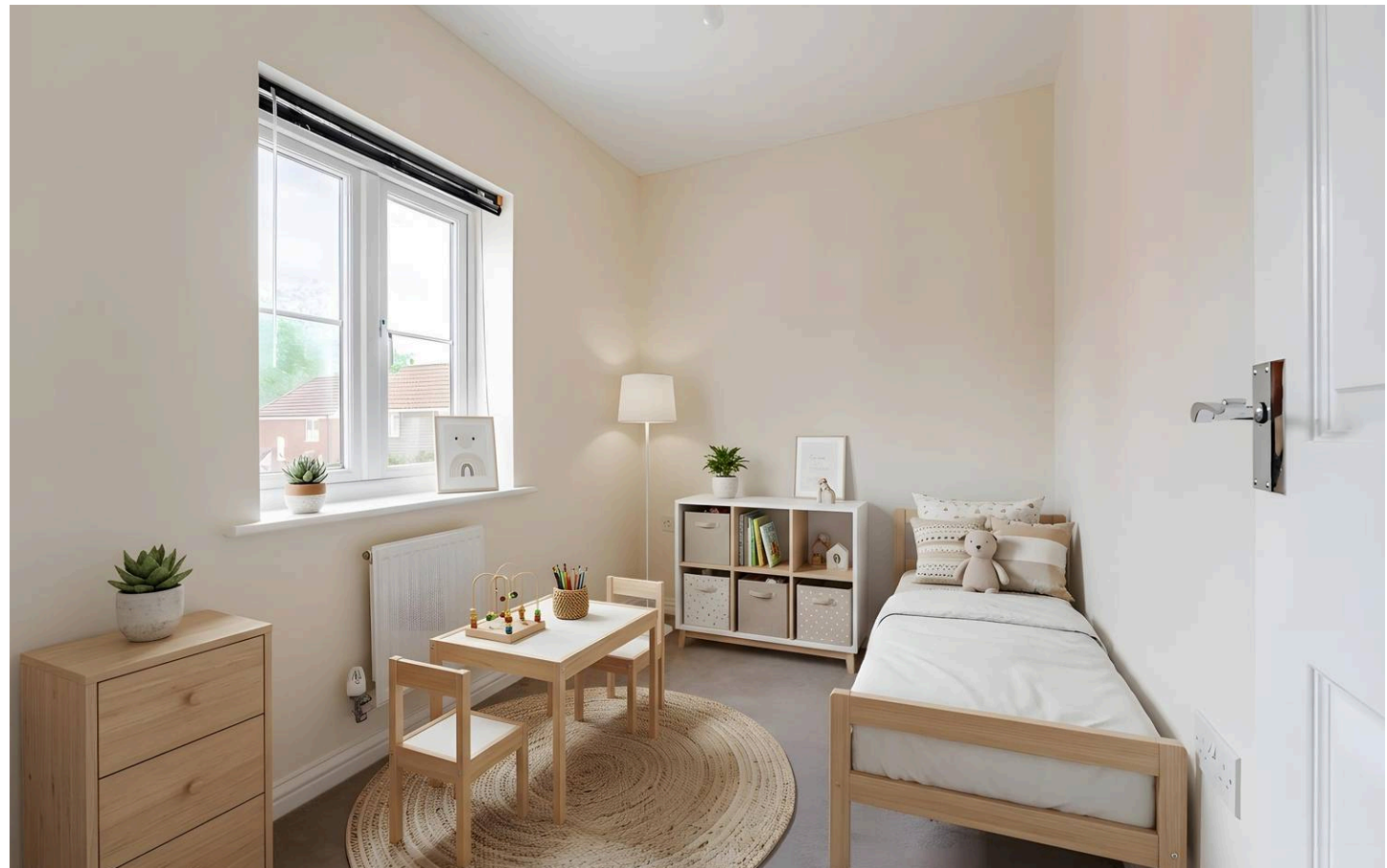
Carbrooke, Thetford

York Close, Carbooke

Offered with no onward chain, this well-presented three-bedroom home is situated within the popular Norfolk village of Carbrooke and represents an excellent opportunity for first-time buyers, investors, or those seeking a practical home within easy reach of local amenities and nearby market towns.

The property has been designed with comfortable everyday living in mind, offering a well-balanced layout across two floors. Upon entering the home, the accommodation immediately feels bright and functional, with living spaces arranged to suit modern lifestyles. The sitting room provides a welcoming environment for relaxing at the end of the day, while the kitchen/dining room creates a sociable and versatile space ideal for both day-to-day family living and informal entertaining. With ample room for dining and direct access to the rear garden, the area naturally forms the heart of the home.

Upstairs, the property continues to impress with three bedrooms offering flexibility for a variety of buyers. Whether utilised as family accommodation, guest space, or a home office, the layout adapts well to changing needs. The principal bedroom benefits from its own en-suite facility, while the remaining bedrooms are served by the family bathroom, providing added practicality for busy households.



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Externally, the property enjoys a low-maintenance rear garden, ideal for those wanting outside space without the demands of extensive upkeep. The garden offers sufficient room for outdoor seating, potted plants, or summer dining, creating an enjoyable extension of the living accommodation during warmer months. A garage and off-road parking further enhance the practicality of the property, providing convenient parking and additional storage options.

Combining practicality, convenience, and excellent potential, this attractive home offers an ideal purchase for those looking to step onto the property ladder, downsize, or secure a straightforward buy-to-let investment within a popular village location.

Agents Note

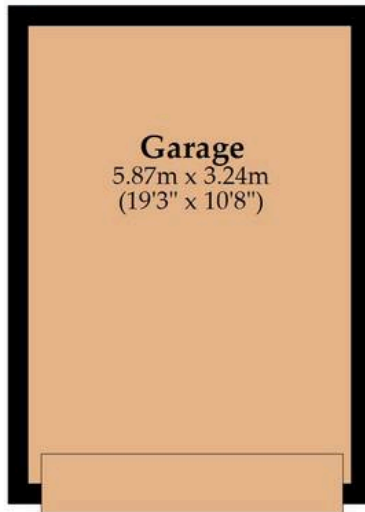
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Garage

Approx. 19.0 sq. metres (204.9 sq. feet)



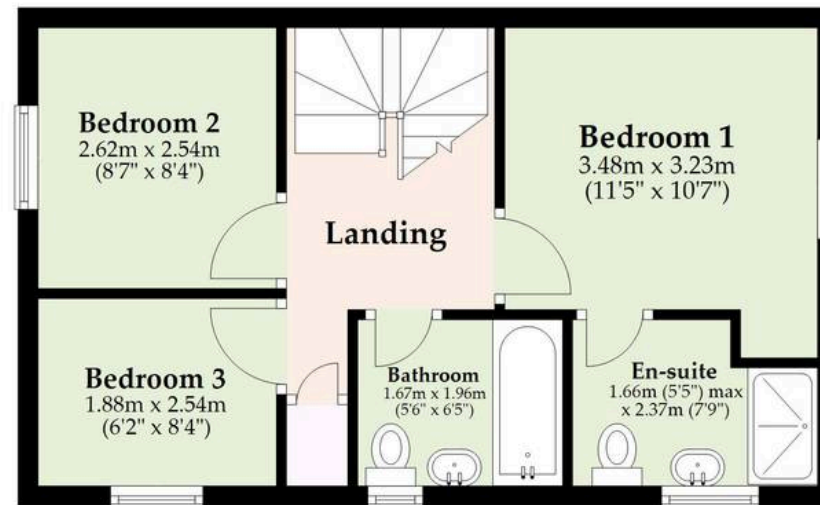
Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 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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