



6 Marauder Road, Carbrooke

Minors & Brady



6 Marauder Road

Carbrooke, Thetford

Affordable home ownership starts here with this two-bedroom property available on a 50% shared ownership basis. Beautifully presented throughout, the home offers well-balanced accommodation ideal for first-time buyers, downsizers and professionals alike. The modern kitchen is fitted with space for appliances, while the generous sitting/dining room provides an excellent space for everyday living and entertaining, with direct access to the garden. Upstairs, two comfortable double bedrooms are complemented by a contemporary family bathroom and useful built-in storage. Outside, the enclosed rear garden offers a private and low-maintenance space to enjoy throughout the year. Further enhancing its appeal is the opportunity to staircase ownership up to 100%, making this a flexible and attractive route into home ownership.

- Available on a 50% shared ownership basis
- Opportunity to staircase ownership up to 100% (subject to scheme terms)
- Two generous double bedrooms
- Spacious sitting/dining room with garden access
- Modern fitted kitchen with space for appliances
- Ground floor cloakroom
- Contemporary first-floor family bathroom
- Enclosed rear garden with gated access
- Gas central heating and double glazing
- Ideal first-time purchase offering an affordable route onto the property ladder



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Carbrooke, Thetford

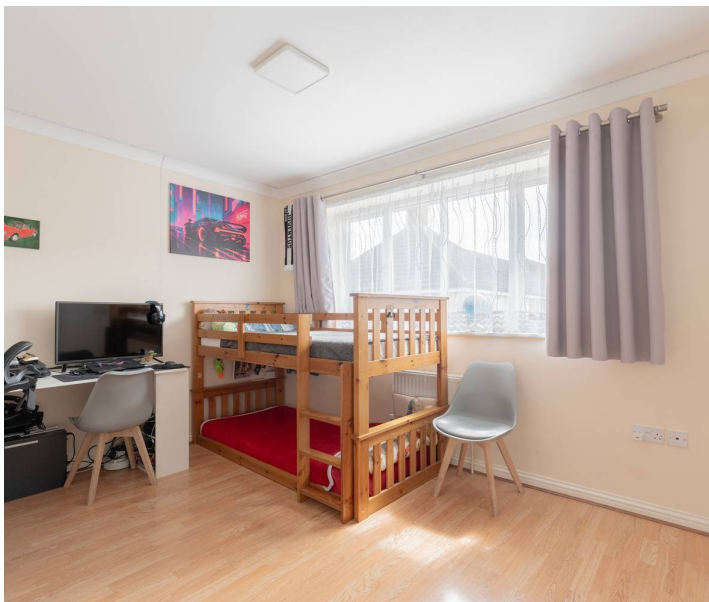
Marauder Road, Carbrooke

Offered on a 50% shared ownership basis, this well-presented two-bedroom home provides an excellent opportunity for buyers looking to take their first step onto the property ladder. Combining comfortable accommodation with modern styling and practical living spaces, the property also benefits from the potential to staircase ownership up to 100%, subject to the terms of the shared ownership scheme.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, creating an inviting first impression and providing access to the principal ground floor rooms. The kitchen is positioned to the front of the property and has been fitted with a range of units alongside space for appliances, offering a practical and attractive space for everyday cooking and meal preparation.

To the rear of the home, the spacious sitting/dining room serves as the main living area. Providing plenty of room for both lounge and dining furniture, it creates a sociable environment for relaxing and entertaining. Natural light flows into the room, while a door opening directly onto the garden enhances the connection between the indoor and outdoor spaces.

A convenient ground floor cloakroom completes the downstairs accommodation, adding further practicality for both residents and visitors. The first floor comprises two generous double bedrooms, both offering comfortable proportions and useful built-in storage.



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These versatile rooms provide flexibility for a variety of buyers, whether utilised as bedrooms, guest accommodation or a dedicated home office. The family bathroom is fitted with a modern suite and serves both bedrooms.

Outside, the enclosed rear garden provides a private outdoor space to enjoy throughout the year. Designed to be easily manageable, it offers room for outdoor seating, dining and entertaining, while a rear access gate adds further convenience.

Further benefits include gas central heating and double glazing, helping to create a comfortable and energy-efficient home.

Available through a 50% shared ownership scheme, this attractive property represents an affordable route into home ownership, with the added opportunity to increase ownership over time through staircasing, potentially up to full ownership.

Agent's Note

The property is offered on a 50% shared ownership basis and will be sold leasehold with approximately 109 years remaining on the lease. The current rent payable on the remaining 50% share is £200 per calendar month.

Please note that eligibility criteria may apply to prospective purchasers under the shared ownership scheme. Buyers should also be aware that there may be additional costs associated with the purchase, including service charges and other leasehold-related fees. Further details are available upon request.



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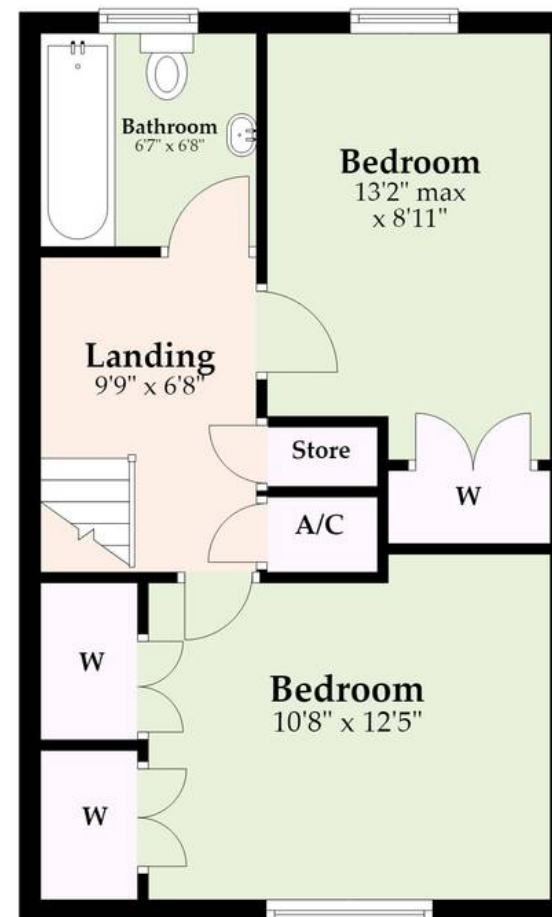
Ground Floor

Approx. 423.3 sq. feet
(excluding Sheltered Area)



First Floor

Approx. 521.2 sq. feet



Total area: approx. 944.6 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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