



19 Sunderland Close, Carbrooke

Guide Price £180,000



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Carbrooke, Thetford

Guide Price £180,000 - £190,000. This modern end-terraced home is a fantastic first-time purchase or investment opportunity, offering well-presented and light-filled accommodation in a quiet residential estate. The property features two spacious bedrooms, a stylish fitted kitchen, and a generous living/dining area that opens onto the enclosed rear garden. A convenient downstairs pantry with existing plumbing for a WC and an upstairs family bathroom add to the practicality of the space. With off-road parking provided, this home is both functional and inviting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







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### The Location

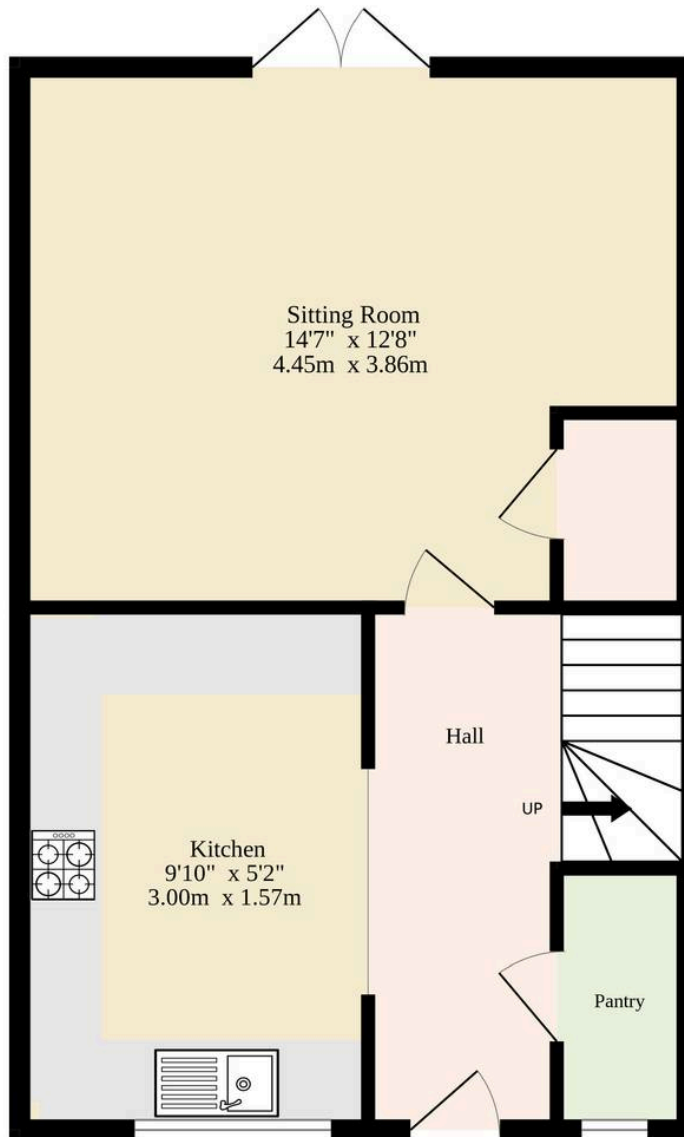
Located in the sought-after village of Carbrooke, the property enjoys a peaceful setting while remaining just a short drive from Watton town centre. Watton offers a range of amenities, including supermarkets, schools, independent shops, and a weekly market. Outdoor enthusiasts will appreciate the close proximity to Thetford Forest and Wayland Wood, providing plenty of scenic walking and cycling routes. For golfers, Richmond Park Golf Club is nearby, boasting an 18-hole course and excellent facilities.

### Sunderland Close

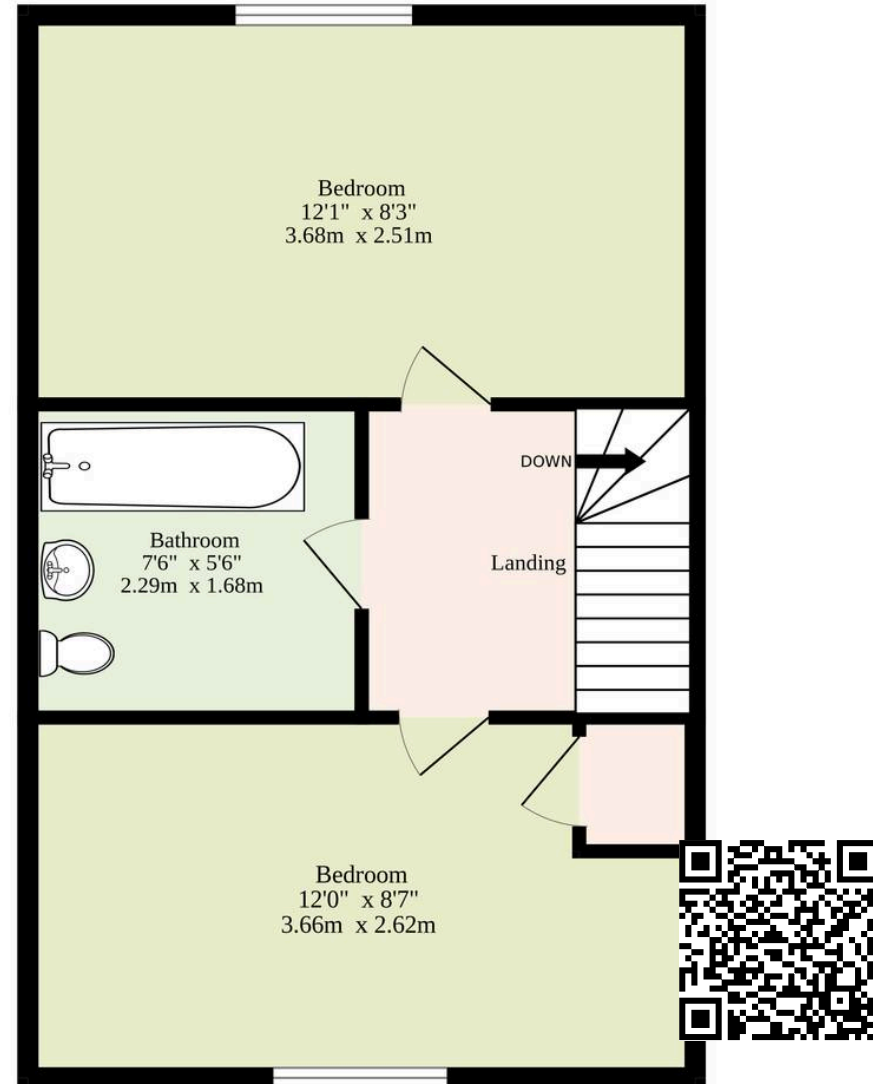
Inside, this home has been thoughtfully designed to maximise natural light, creating a bright and airy feel from the moment you step inside. The welcoming hallway includes a convenient pantry, setting the tone for a practical layout. The modern kitchen offers ample storage and workspace, making meal preparation enjoyable, while the



Ground Floor  
296 sq.ft. (27.5 sq.m.) approx.



1st Floor  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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