





An outstanding spacious four bedroom bungalow with self regulating indoor pool, spa and cinema room. Property benefits from solar panels with battery back up and multiple wi-fi access points throughout the property. The property offers huge flexibility in accommodation, home cinema room, sitting room and home office could be used as additional bedrooms. Set in approx one and a half acres of gardens with stables and ample parking.

Tenure: Freehold

Council Tax Band: D & A for Annex

EPC: E

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 4701

Parking: One and Half Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Borehole

Sewerage: Mains

Broadband Connected: Yes



Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No

**KITCHEN**

Tiled floor, range of oak base and eye level units with granite worksurface over, integrated dishwasher, fridge and freezer, extractor hood, sink with mixer tap, adjustable work surface area, floor heater, windows to rear and side.

#### DINING AREA

Tiled floor, archway to kitchen, window to side.

#### LIVING ROOM

Carpet, broadband router, windows to front and side.

#### HALLWAY

Wood floor, door to patio area, built in cupboards, loft access with ladder.

#### MASTER BEDROOM

Wood floor, dressing area with built in wardrobes, window to front.

#### ENSUITE

Tiled floor, fully tiled, double shower cubicle, rainfall shower, sink, toilet, heated towel rail, window to side.

#### BEDROOM 2

Wood floor, window to side.

#### BEDROOM 3

Wood floor, window to side.

#### BEDROOM 4 / ANNEX ROOM

Wood floor, kitchen area with cooker and extractor over, base units, tiled splashback, sink with mixer tap, space for fridge, window to side, bathroom with tiled floor, fully tiled, shower, pedestal sink, toilet, heated towel rail, window to side.

#### MAIN BATHROOM

Tiled floor, fully tiled, large shower cubicle, toilet, spotlights, window to side.







#### UTILITY ROOM

Tiled floor, wood base and eye level units, granite effect worktop, washing machine and dryer points, sink with mixer tap, window to side.

#### SITTING ROOM

Carpet, double doors to garden, window to side.

#### CINEMA ROOM

Carpet, window to rear.

#### LARGE HOME OFFICE

Laminate floor, double doors to dedicated patio area and garden, window to side.

#### SPA ROOM

Tiled floor, fully tiled, shower, whirlpool bath with lift function, heated towel rail, window to rear.

#### POOL AREA

Recently renovated, tiled floor, changing room with shower, toilet with sink, nine foot deep heated pool measuring approx 8 meters by 4 meters with Endless Pools Fastlane Counter Unit, extractor and heater for self regulation, three sets of patio doors to garden. Self dosing pool system, pump room with boiler.

#### OUTSIDE

Single garage, power and lighting with electric door, electric car charger, mature gardens of approx one and a half acres with cherry, pear, plum and apple trees, brick stables, BBQ area, patio, two large sheds with power, one contains pump for borehole, covered walkway to garage.



Lodge Road, Feltwell



Approx. Gross Internal Floor Area 4701 sq. ft / 436.72 sq. m (Including Pool Room)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		