



# Hall Drive

Feltwell, IP26

Price £270,000

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Feltwell, Thetford, IP26

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## Description

Molyneux estate agents are excited to offer this cleverly extended semi detached home found within the heart of Feltwell. The property is within close proximity of the local shops, and boasts an attractive view of the village Church.

With gardens to both the front and rear, plus a garage and driveway in nearby block, an internal viewing comes highly recommended.

The internal accommodation is accessed via a welcoming entrance porch and hallway, with the porch providing space and plumbing for both a washing machine and tumble dryer. The inner hall has stairs leading to the first floor, as well as doors opening to the lounge on one side, the dining room to the other side of the stairway, and also a useful ground-floor cloakroom with W.C, wash hand basin and a side window.

The spacious lounge has a window to the front aspect plus French door opening to the rear garden. The lounge also boasts a brick fireplace with wood-burner. The dining room has a window to the side aspect as well as a built in under-stairs cupboard and additional cupboard housing the oil fired boiler. The dining room opens to the kitchen, which can also be accessed from the lounge.

The kitchen includes a range of bespoke, hand-made wall and base units with worktop over. There is space for a cooker, fridge-freezer, dishwasher and washing machine, as well as an inset 1 1/2 bowl resin bonded granite sink and drainer, with a window above looking out to the rear garden.

Upstairs the landing opens to all four bedrooms and the family bathroom. Bedroom four is used by the current owner as a home office, and includes a built in airing cupboard which houses the hot water tank. Bedrooms three and four also have built in cupboard space.

The family bathroom completes the internal accommodation, comprising a corner bath with shower fitted over, W.C, wash hand basin and a window to the side aspect.

The front garden is laid to lawn with a walkway leading to the front entrance. The rear garden enjoys a covered patio area ideal for dining and entertaining, whilst the remaining garden is part lawned, with shrubs and an array of sheds.

A rear gate opens in to the cul de sac, where a garage en block is located and also provides a parking space in front.

## Measurements

Entrance Porch & Hall

Cloakroom

Lounge - 20' 2" x 10' 10"

Kitchen - 12' 11" x 11' 4"

Dining Room - 16' 3" x 8' 4"

Stairs to first floor landing

Bedroom 1 - 12' 11" x 11' 4"

Bedroom 2 - 10' 11" x 10' 11"

Bedroom 3 - 11' 10" x 8' 5"

Bedroom 4 - 10' 11" max x 8' 11" max

Council Tax Band - B

Tel: 01842 818282

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

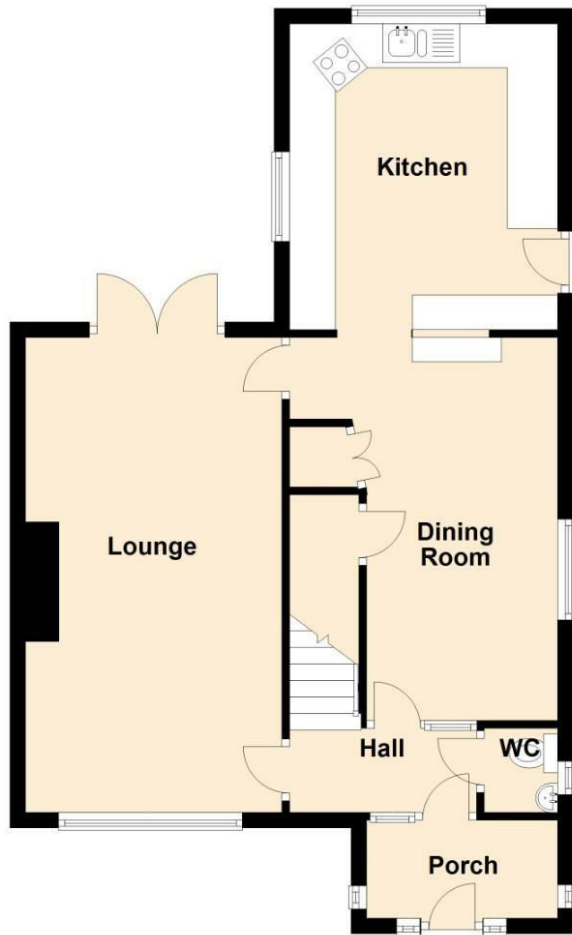
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

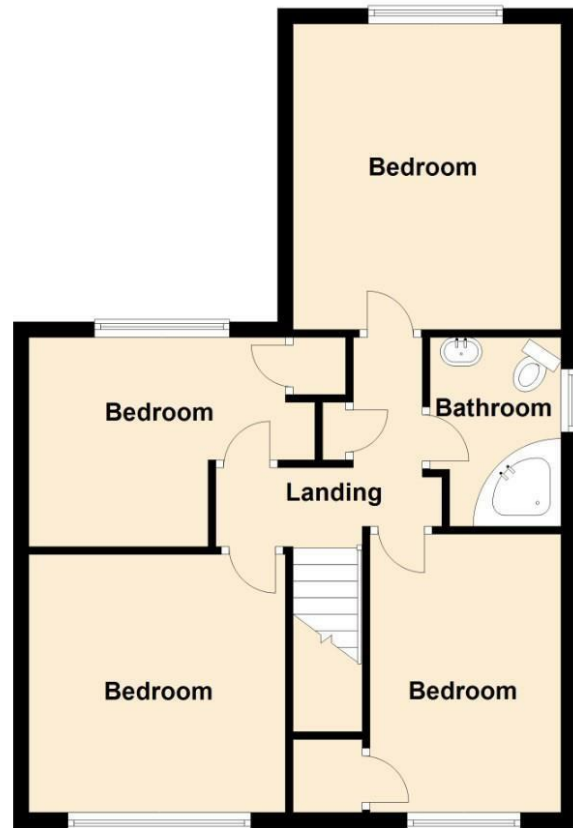




**Ground Floor**

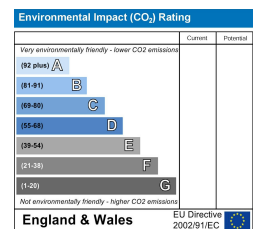
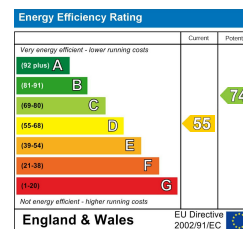


**First Floor**



**Viewing**

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.