



The Beck, Feltwell, Thetford, IP26 4DB

welcome to

The Beck, Feltwell, Thetford

Sitting in a prime location which is within walking distance of local amenities, this large detached family home would make a great buy! With scope to continue the renovations and improve further, there is four good sized bedrooms, spacious rooms throughout and a garage with off road parking!

Summary

On a sought after street within the desirable and well appointed village of Feltwell, you will find this executive style detached family home. With a wide range of amenities right on the doorstep, including a petrol station, local village shop and Post Office, various takeaways and good transport links to the local market towns of Brandon and Downham Market, the village itself has plenty to offer.

Sitting prominently within the road and with great kerb appeal, the property is impressive right from the get go! And, with a great sized driveway and garage, there is good space too. Inside, you're greeted by a welcoming entrance hall which boast a handy downstairs W.C and then branches off to a great sized living room, which offers great space for entertaining or for relaxing and getting cosy in the evenings, a seperate formal dining room and an expansive kitchen, which spans the entire length of the property, and has plenty of scope for a great kitchen to be fitted, even with space for dining there too! Upstairs, you come up into a landing and will then find four good sized bedrooms and a family bathroom.

To the rear, there is further scope to improve with a large garden which offers a versatile space which is largely laid to lawn but with a lovely paved patio area.

A viewing is essential to get your creative juices flowing and really imagine what you could make of this spacious property!

The Accommodation

Entrance door to:

Entrance Hall

With ceramic tiled flooring, stairs to first floor landing, built in under stairs storage cupboard and radiator.

Downstairs Cloakroom

6' 6" x 3' 2" (1.98m x 0.97m)

With low level W.C, wash hand basin and ceramic tiled flooring.

Living Room

20' 11" x 12' 5" max. (6.38m x 3.78m max.)

With a feature open fireplace in a tiled hearth and surround, coved and plastered ceiling, double glazed windows to the front and rear and two radiators.

Study

11' 2" x 11' 4" (3.40m x 3.45m)

With dual aspect double glazed windows to the front and side and radiator.

Kitchen/Dining Room

22' 6" x 9' 4" (6.86m x 2.84m)

With a floor mounted cupboard and drawer unit with worktop over, inset butler sink with mixer tap over and cupboard below, floor mounted oil fired boiler, coved and plastered ceiling, ceramic tiled flooring, dual aspect double glazed windows to the side and rear and double glazed door to rear garden.

First Floor Landing

With access to the loft space, coved and plastered ceiling, double glazed window to front and radiator.





Bedroom One

11' 2" x 15' 6" (3.40m x 4.72m)
With double glazed window to front and radiator.

Bedroom Two

11' 5" x 11' 2" max. (3.48m x 3.40m max.)
With a built in wardrobe, dual aspect double glazed windows to the side and front, coved and plastered ceiling and radiator.

Bedroom Three

9' 4" x 11' 5" max. (2.84m x 3.48m max.)
With dual aspect double glazed windows to the side and rear, coved and plastered ceiling and radiator.

Bedroom Four

9' 4" x 12' 5" max. (2.84m x 3.78m max.)
With double glazed window to rear, coved and plastered ceiling and radiator.



Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)
With W.C, wash hand basin with mixer tap over, panelled bath with mains shower attachment and mixer tap over, shaver point, coved and plastered ceiling and radiator.

Outside

Garage

17' 7" x 9' 4" (5.36m x 2.84m)
Being of brick built construction, with up and over metal door, door to side, oil tank to rear and power and light connected.

Rear Garden

To the rear of the property is a garden which is largely laid to lawn with a paved patio area.



check out more properties at williamhbrown.co.uk



welcome to

The Beck, Feltwell, Thetford

- Executive Detached House
- Four Bedrooms
- Hugely Popular Location
- No Chain!
- Spacious Rooms Throughout
- Potential to Continue to Improve
- Ample Off Road Parking
- Within Walking Distance of Local Amenities

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street towards the train crossing, bearing left towards Weeting. Continue through the village of Weeting and proceed onto Brandon Road. Turn left onto the B1112 and proceed into Feltwell. Continue onto Lodge Road and follow the road round onto Oak Street, taking a right onto Bell Street. Take a right onto St Marys Street and a further right onto The Beck. Continue and you will find the property on the right hand side, clearly indicated by a William H Brown For Sale board.

check out more properties at williamhbrown.co.uk



Property Ref:
BRD109423 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

 william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk