



**Nightingale Lane, Feltwell, Thetford, IP26 4AR**

**welcome to**

## **Nightingale Lane, Feltwell, Thetford**

Chain free! Boasting spacious and sleek accommodation throughout, this detached chalet is destined to make a wonderful family home! Offering a spacious kitchen/diner with utility room, separate living room, three bedrooms, master en-suite and downstairs W.C, viewing is advised!

### **Summary**

In the desirable and popular village of Feltwell, you will find this nearly new detached chalet style 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 on a small development of similar properties, it's worth noting this home benefits from 8 years remaining on the new home warranty. Inside, the accommodation is what you'd expect from a nearly new home and offers great sized rooms and a contemporary finish.

A welcoming entrance hall gives way to a cosy family living room, with a lovely outlook over the front garden and a spacious kitchen/diner, which truly acts as the heart of the home, and is a lovely hub to socialise in and entertain family and friends, with an adjoining utility room and downstairs W.C.

Upstairs, there are three good sized bedrooms, with the master benefitting from an en-suite shower room and a further family bathroom, providing great space for a young and growing, or already established, family.

To the rear, the garden also offers great, versatile space and works perfectly as it is or can easily be moulded to suit the owners new needs.

Overall, viewing is essential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to first floor landing and laminate flooring.

#### **Downstairs W.C**

With W.C, wash hand basin with mixer tap over and window to rear.

#### **Living Room**

12' 11" max. x 14' 11" max. ( 3.94m max. x 4.55m max. )  
With underfloor heating and window to front.

#### **Kitchen**

20' 8" x 16' 2" max. ( 6.30m x 4.93m max. )  
With dual aspect windows to both the front and rear, a range of wall and base units with worktop over, sink unit with mixer tap over, space for fridge/freezer, electric hob with cooker hood over, integrated dishwasher, integrated oven, understairs storage cupboard and double door to rear garden.

#### **Utility Room**

5' 3" x 8' 11" ( 1.60m x 2.72m )  
With wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, window to rear and door to rear garden.

#### **First Floor Landing**

With skylight and built in airing cupboard.

#### **Bedroom One**

9' 10" max. x 10' 9" ( 3.00m max. x 3.28m )  
With built in wardrobe, skylight and radiator.





### **En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, skylight and heated towel rail.

### **Bedroom Two**

10' 2" x 8' 10" ( 3.10m x 2.69m )  
With skylight and radiator.

### **Bedroom Three**

10' 4" x 6' 11" ( 3.15m x 2.11m )  
With skylight and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, skylight and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property is a brickweave area, providing ample off road parking.

#### **Rear Garden**

To the rear of the property is an enclosed garden which is largely laid to lawn.



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welcome to

## Nightingale Lane, Feltwell, Thetford

- Chain Free!
- Detached Chalet Style Home
- Three Good Sized Bedrooms
- Modern Living Accommodation
- Large Kitchen/Diner and Separate Living Room
- Sleek Kitchen with Adjoining Utility Room
- Downstairs W.C, Master En-Suite and Family Bathroom
- Desirable Village Location

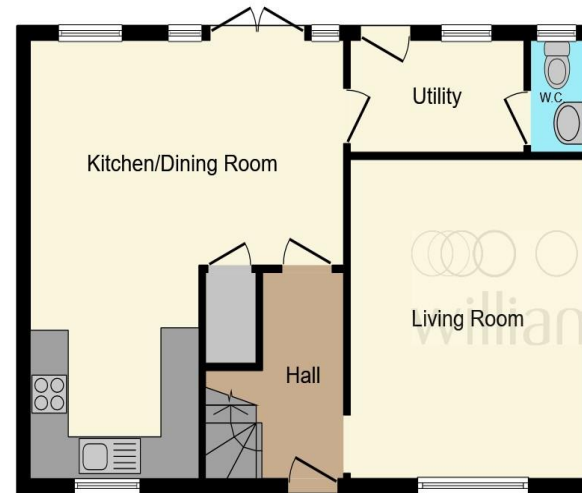
Tenure: Freehold EPC Rating: B

Offers in Excess of

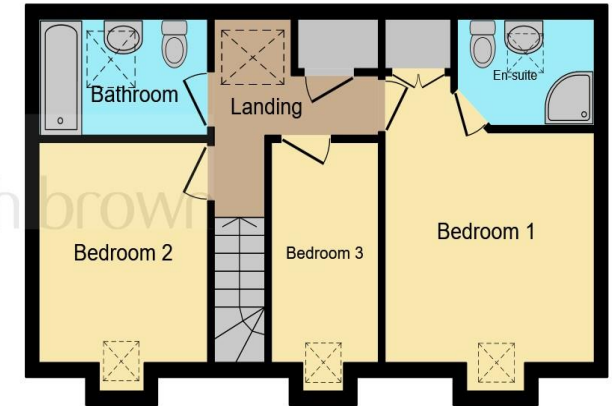
**£290,000**

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed towards the train line and, once over the level crossing, turn left onto Brandon Road and into the village of Weeting. Continue through the village and onto the B1112. Turn left onto Lodge Road and continue into Feltwell. Follow the road round onto Oak Street and, at the junction, turn left onto Wilton Road, followed by a right onto St. Johns Way and then a left onto Nightingale Lane. Follow the road round and you will then find the property on the left hand side.



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.

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Property Ref:  
BRD110201 - 0001

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