



**Hall Farm Close, Feltwell, Thetford, IP26 4DS**

**welcome to**

## **Hall Farm Close, Feltwell, Thetford**

Nestled in the heart of Feltwell, this four bedroom barn conversion is bound to impress! Having been sympathetically converted to cleverly create a unique blend of old and new, the home offers four bedrooms, two with en-suites, light and spacious accommodation and a gorgeous kitchen/family room!

### **Summary**

Found in the desirable village of Feltwell, with some amenities right on the doorstep, including a local shop, Post Office, village pub and Ofsted rated Good primary school, within just a two minute walk, all whilst being just a short distance away from the local market towns of Brandon & Downham Market, both of which offer wider amenities, including supermarkets and main train lines with direct links to Norwich, Cambridge & London King's Cross, this four bedroom barn conversion is thought to suit both home movers & investors alike!

Sitting on an extremely popular residential development, the barn sits prominently within & is bound to impress and delight! To the front, the private, sunny garden offers great space to entertain and host family & friends in the summer months & has been well maintained by the current owners.

Inside, a gorgeous home awaits! A glorious, open-plan kitchen/family room, creating yet another perfect space for entertaining, greets you. Followed by an adjoining utility room, downstairs W.C & separate, cosy living room for those quieter, more chilled out evenings, there is plenty of space on the ground floor. Upstairs, four good sized double bedrooms are accompanied by two en-suites and a further family bathroom, creating a lovely upstairs space for any size of family!

To the rear, there is a courtyard garden, perfectly positioned to soak up the afternoon sun, with a garden room, which would work perfectly as a small workshop or home office!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With built in storage cupboard, fuse boxes and door to:

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

With W.C and wash hand basin with stainless steel mixer tap over.

#### **Living Room**

19' 8" max. x 16' 4" max. ( 5.99m max. x 4.98m max. )  
With double glazed doors to front and double glazed window to rear.

#### **Kitchen / Family Room**

30' 5" max. x 15' 2" ( 9.27m max. x 4.62m )  
With a range of units at wall and base level with worktop over, two integrated electric ovens, integrated microwave, integrated fridge and freezer, integrated dishwasher, stainless steel sink unit with stainless steel mixer tap over, central island with integrated electric hob, double glazed doors to front, double glazed windows to rear, underfloor heating and air conditioning.

#### **Utility Room**

7' 9" max. x 6' 1" max. ( 2.36m max. x 1.85m max. )  
With a range of units at wall and base level with worktop over, space and plumbing for washing machine, space for tumble dryer and stainless steel sink with stainless steel mixer tap over.

#### **First Floor Landing**

With built in storage cupboard housing hot water tank, four double glazed windows to rear and two radiators.





### Bedroom One

16' 9" max. x 13' max. ( 5.11m max. x 3.96m max. )  
With vaulted ceiling, double glazed windows to the front and rear double glazed skylight, air conditioning unit and radiator.

### En-Suite

With W.C, wash hand basin with stainless steel mixer tap over, shower cubicle with mains shower attachment over, double glazed window to front and heated towel rail.

### Bedroom Two

16' 6" max. x 12' 4" max. ( 5.03m max. x 3.76m max. )  
With vaulted ceiling, double glazed windows to the front and rear, air conditioning unit and radiator.

### En-Suite

With W.C, wash hand basin with stainless steel mixer tap over, shower cubicle with mains shower attachment over and double glazed window to front.

### Bedroom Three

13' 1" x 10' 3" ( 3.99m x 3.12m )  
With vaulted ceiling, double glazed window to front, double glazed skylight and radiator.

### Bedroom Four

12' 7" max. x 9' 1" max. ( 3.84m max. x 2.77m max. )  
With vaulted ceiling, double glazed window to front, double glazed skylight, access to the loft space and radiator.

### Bathroom

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with shower attachment and mixer tap over and double glazed skylight.



### Outside

#### Front Garden

To the front of the property is a garden which is largely laid to lawn with a paved patio area, oak pagoda and a garden room/summerhouse.

#### Rear Garden

To the rear of the property is a courtyard garden which is paved with shrub and floral borders.



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## Hall Farm Close, Feltwell, Thetford

- Stunning Barn Conversion in a Cul-de-Sac Location
- Four Good Sized Double Bedrooms
- Two En-Suites, Family Bathroom & Downstairs W.C
- Light and Spacious Accommodation Throughout
- Gorgeous Kitchen/Family Room
- Utility Room
- Separate Living Room
- Air Conditioning to the Kitchen/Family Room and Two Bedrooms

Tenure: Freehold EPC Rating: C

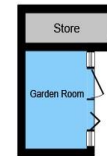
**£465,000**



**Ground Floor**



**First Floor**



**Outbuilding**

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