



welcome to

Lodge Road, Feltwell, Thetford

Be prepared to travel back into the early 19th Century WORLD OF CHARM AND CHARACTER. This cosy cottage will elevate your NATURAL SENSES and give you INNER PEACE. Set within it's own PRIVATE THREE ACRE GROUND (stms), you can enjoy your own WOODS with an ABUNDANCE OF WILDLIFE on your doorstep!

Summary

Fall in love with this detached, cosy cottage which is nestled within it's own woodland retreat. The current owners have enjoyed 15 years of living within this tranquil setting which is on the edge of the popular Norfolk village of Feltwell.

The village itself, whilst being approximately 45 minutes from the Norfolk coastal town of Hunstanton, boasts an array of amenities to suit all those that want to a village lifestyle. There is a selection of public houses, local convenience stores, fastfood outlets as well as good social activities. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet.

With Cambridge, Swaffham and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, this area will attract those that commute for their day to day work. It's easy to see the appeal of this location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.

With approximately 100sqm of accommodation, the cottage is best suited to semi retired couples who want to enjoy the outside space for gardening or creating your own allotment. However, there is Planning Permission for a Detached Bungalow which offers the opportunity for buyers who want to create separate living quarters for dependent family members or indeed a growing family!

A VIEWING IS ESSENTIAL TO APPRECIATE ALL THAT IS ON OFFER.

The Accommodation

Entrance door to:

Entrance Hall

With original door to front and window to side.

Sitting Room

12' 4" x 12' max. (3.76m x 3.66m max.)
With inset feature woodburner, two arched recesses, window to front, double doors to rear garden and radiator.

Dining Room

14' 1" x 10' 10" max. (4.29m x 3.30m max.) With inset feature woodburner, window to front, radiator and archway to:

Kitchen

10' 7" max. x 10' 10" max. (3.23m max. x 3.30m max.) With a range of wall and base units with worktop over, space and point for electric range cooker, sink unit with mixer tap over, integrated dishwasher, space for fridge/freezer and window to rear looking into the garden.

Boot Room

9' 7" \times 5' 3" ($2.92\,m\times1.60\,m$) With oil fired boiler, door to garden and window to side.

Inner Hallway

With built in storage cupboard, window to side and radiator.

Ground Floor Bathroom

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, bath with mixer tap over, window to rear and radiator.









First Floor Landing

With access to the loft space, window to rear and radiator.

Bedroom One

12' 5" max. \times 12' max. (3.78m max. \times 3.66m max.) With wooden floors, some restricted head height and window to front.

Bedroom Two

13' 6" max. x 9' 4" max. (4.11m max. x 2.84m max.) With wooden floors, built in units, some restricted head height, window to side and radiator.

W.C

With W.C, wash hand basin and built in storage cupboard.

Outside

The property is approached via secure double gates that screens the road and adds an extra degree of privacy and once shut, you are truly in a world of your own!

As you walk around the curtilage, you continue to discover the natural elements and the beauty of how mother nature evolves before our eyes.

There's an array of fruit trees and bushes, mature woodlands, plus a fenced in domestic back garden for you to enjoy the Sunny Southerly Aspect. There are currently Hobby Kennels within the grounds which can give new owners ideas for Stables or to erect new or more outbuildings to suit your requirements.









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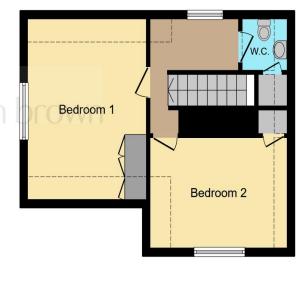
- Secluded and Serene, Edge of Village Location
- Circa 1830's Detached Cottage with Two Double Bedrooms
- Three Acre Plot with Woodlands (STMS)
- Beautiful Farmland Backdrop
- Planning Permission for Detached Single Storey Dwelling
- Lapsed Planning to Extend Existing Cottage
- Character Features Throughout
- Huge Scope for Further Improvement

Tenure: Freehold EPC Rating: E

guide price

£550,000





First Floor

directions to this property:

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