



Wilton Road, Feltwell, Thetford, IP26 4AY

welcome to

Wilton Road, Feltwell, Thetford

Come and ADMIRE THE VIEW FROM ABOVE with a farmland backdrop and a HUGE GARDEN! This home would make an ideal first home, especially for those that enjoy the outdoor space. There is also further SCOPE TO EXTEND (STPP) the current three bedroom accommodation. MUST VIEW!

Summary

Found in the charming yet well appointed village of Feltwell, you will find this three bedroom semi-detached house, with plenty on offer! With a wide range of amenities immediately 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 also has plenty to offer.

Sitting back from the road, the benefits start straight away in the form of a gravelled driveway, offering plenty of space for off road parking. Inside, the accommodation is sleek and modern and it's clear this home has been loved by it's current owners. Offering a light and bright, yet cosy, living room with a feature woodburner for those chillier evenings, a modern and well equipped kitchen, with space for a dining table, separate W.C and family bathroom downstairs and three good sized, proportionate bedrooms upstairs, there is already great space here. And, due to the size of the plot, there is plenty of potential to extend the current accommodation (STPP), should you wish to!

To the rear, the size of this garden is truly enviable and offers a huge amount of scope for the new owner to come in and use how they wish.

Overall, viewing is a must to truly appreciate what's on offer!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Cloakroom

With W.C, wash hand basin with taps over, window to side and radiator.

Living Room

13' 7" max. x 11' 10" max. (4.14m max. x 3.61m max.)
With feature woodburner, window to front and radiator.

Kitchen / Diner

13' 1" x 9' 6" (3.99m x 2.90m)
With a range of wall and base units with worktop over, wash hand basin with mixer tap over, electric hob and oven, space and plumbing for washing machine, understairs storage cupboard with space for fridge/freezer and window to rear.

Rear Porch

With door to side and door to:

Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, window to rear and heated towel rail.

First Floor Landing

With access to the loft space and window to side.

Bedroom One

11' 3" x 13' 8" (3.43m x 4.17m)
With two built in storage cupboards, window to front and radiator.





Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

With window to side and radiator.

Bedroom Three

10' 3" max. x 8' 10" (3.12m max. x 2.69m)

With window to rear and radiator.

Outside

Front Garden

To the front of the property is a shingled driveway for off road parking and a gate to the side which leads round to the rear.

Rear Garden

To the rear of the property is a garden which is largely lawned with a patio area, garden shed and oil tank.



check out more properties at williamhbrown.co.uk



welcome to

Wilton Road, Feltwell, Thetford

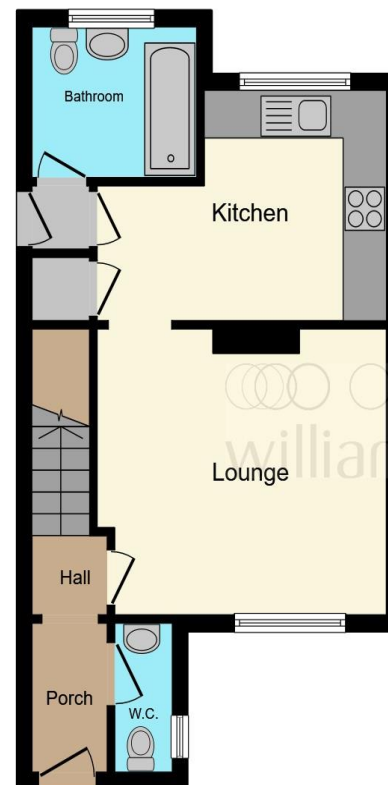
- Semi Detached Home
- Generous Sized Garden
- Potential to Extend (STPP)
- Three Bedrooms to First Floor
- Family Bathroom and Additional WC
- Ample Off Road Parking
- Desirable Edge of Village Location

Tenure: Freehold EPC Rating: D

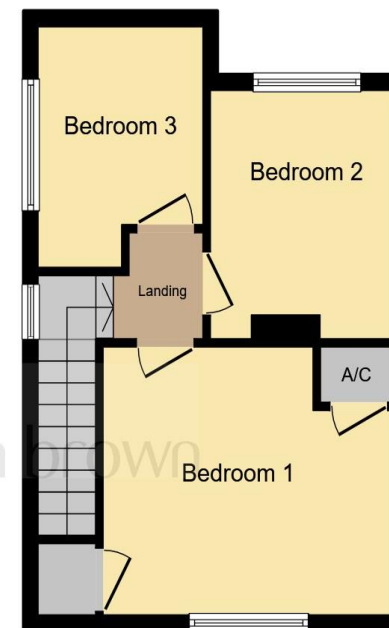
£265,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street and head out of Brandon. Cross the train line and bear left onto Brandon Road towards Weeting. Continue through the village of Weeting and onto Lynn Road. Take a left onto Lodge Road and proceed into Feltwell. Continue round onto Oak Street and take a left at the junction onto Wilton Road, where you will find the property on the left hand side, clearly indicated by a William H Brown For



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.

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110222 - 0002

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.

 william h brown



01842 811058



Brandon@williamhbrown.co.uk



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



williamhbrown.co.uk