



**Short Beck, Feltwell, Thetford, IP26 4AD**

**welcome to**

## **Short Beck, Feltwell, Thetford**

A detached cottage offering the perfect blend of characterful features and a modern lifestyle! Offering a gorgeous kitchen/family room, which is simply perfect for entertaining, a cosy 36'2 x 13'9 Sitting Room, flexible four bedroom accommodation, garage and an immaculate presentation, viewing is a must!

### **Summary**

Found in the desirable village of Feltwell, this detached character cottage simply commands a viewing! With some amenities right on the doorstep, including a local shop, Post Office, pub and primary school, within a short walk and being just a short distance away from the local market town of Brandon, which offers wider amenities, including supermarkets and main train lines with direct links to Norwich & Cambridge it's easy to see why this village is so popular with both locals and those from further afield.

The property itself is sure to grab your attention right from the off with it's great kerb appeal and charm!

Entering in through a welcoming entrance porch, with a handy adjoining W.C, you're led in to a study, which could easily work as a fourth bedroom if desired, a practical utility room, a spacious yet cosy 36'2 x 13'9 sitting room, with a charming feature woodburner and an array of characterful features, which makes for a lovely space to host or simply unwind in those cooler months and, to top it all off, a gorgeous kitchen/family room which leads out to the garden and is brimming with natural light, serving as the perfect place for dinner parties, casual lunches or just enjoying the beauty of your own home!

Upstairs, you come into a spacious landing with a lovely light and airy feel to it and there are a further three double bedrooms and a contemporary, four piece family bathroom.

To the rear, the garden is just as charming and truly needs to be seen!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to front and engineered oak flooring.

#### **Cloakroom**

With W.C, wash hand basin set into a vanity unit with a mixer tap over, window to front and radiator.

#### **Study / Bedroom Four**

12' 10" max. x 10' 4" ( 3.91m max. x 3.15m )

With a range of fitted cupboards, engineered oak flooring and radiator.

#### **Utility Room**

12' 10" x 4' 8" ( 3.91m x 1.42m )

With space and plumbing for washing machine and window and door to rear.

#### **Sitting Room**

36' 2" max. into door. x 13' 9" max. ( 11.02m max. into door. x 4.19m max. )

With feature woodburner, engineered oak flooring, stairs to first floor landing with under stairs storage cupboard, two windows to front, three radiators and opening onto:

#### **Family Room**

23' x 10' max. ( 7.01m x 3.05m max. )

With engineered oak flooring, two windows to rear, three skylights, doors opening to the rear garden, three radiators and opening onto:



### **Kitchen**

10' 2" max. x 15' 3" max. ( 3.10m max. x 4.65m max. )

With a range of wall and base units with work surface over, sink unit with mixer tap over, wine rack, electric range cooker, integrated fridge/freezer, integrated dishwasher, built in pantry and window to rear.

### **First Floor Landing**

With plenty of natural light, bespoke rail, window to rear and radiator.

### **Bedroom One**

14' 11" max. x 13' 4" max. ( 4.55m max. x 4.06m max. )

With a range of fitted wardrobes, dual aspect windows to both the front and rear and radiator.

### **Bedroom Two**

10' 6" max. x 13' 5" max. ( 3.20m max. x 4.09m max. )

With built in cupboard, window to front and radiator.

### **Bedroom Three**

14' 1" max. x 10' 7" max. ( 4.29m max. x 3.23m max. )

With built in cupboard, window to front, access to the loft space and radiator.

### **Bathroom**

13' 3" max. x 9' 2" max. ( 4.04m max. x 2.79m max. )

With W.C, wash hand basin set into a vanity unit with mixer tap over, double shower cubicle with shower attachment over, large bath with mixer tap over, window to rear and radiator.

### **Outside**

The garden to the rear of this property is largely laid to lawn with a large paved patio area and a range of mature shrubs and trees.

### **Garage**

With up and over door to front and door and window to rear.

### **Agents Note**

There is parking which is across the road from the property. The vendor is currently applying for possessory title.

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## Short Beck, Feltwell, Thetford

- Detached Character Cottage
- Spacious yet Cosy 36'2 x 13'9 Sitting Room with Feature Woodburner
- Sleek and Modern Fitted Kitchen with Separate Utility Room
- Flexible Four Bedroom Accommodation
- The Perfect Blend of Characterful Features and a Modern Lifestyle
- Charming Village Location
- Peaceful, Well Maintained Rear Garden
- Four Piece Family Bathroom & Downstairs Cloakroom
- Garage

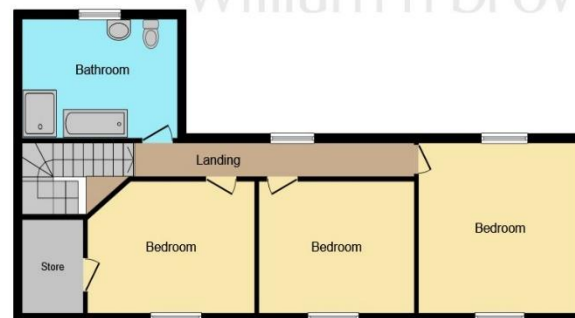
Tenure: Freehold EPC Rating: E

offers in excess of

**£475,000**



Ground Floor



First Floor

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