



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

**welcome to**

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

SOLD WITH NO CHAIN! Offering masses of potential throughout, two double bedrooms, a driveway and garage, enclosed rear garden and conservatory to rear, all in a peaceful Norfolk village, this detached bungalow must be seen to truly unlock the potential!

### **Summary**

In the desirable and popular village of Feltwell, you will find this detached bungalow, which offers plenty of potential. 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 back from the road and immediately offering a good sized garden to the front, lengthy driveway, providing plenty of space for parking, and garage, the benefits start straight away! And, with the internal accommodation needing some improvements throughout, there is great potential all the way through this home!

Inside, the accommodation consists of an entrance hall to the front, a spacious living room, kitchen with an adjoining conservatory, providing access to the garden, two double bedrooms and a bathroom. With great space on offer, there is plenty of scope to really make the space your own!

The potential continues outside! The rear garden could also benefit from some TLC but there is ample opportunity to mould this space to suit whatever needs it is you have.

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

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and storage heaters.

#### **Living Room**

13' 5" x 11' 5" ( 4.09m x 3.48m )  
With window to front and storage heater.

#### **Kitchen**

9' 2" x 10' 1" ( 2.79m x 3.07m )  
With window to rear and storage heater.

#### **Conservatory**

With space and plumbing for washing machine.

#### **Bedroom One**

11' 1" x 10' 9" ( 3.38m x 3.28m )  
With window to front and storage heater.

#### **Bedroom Two**

9' 5" x 10' ( 2.87m x 3.05m )  
With window to rear and storage heater.

#### **Bathroom**

With W.C, wash hand basin with taps over, bath unit, window to rear and heated towel rail.





## Outside

### Front Garden

To the front of the property is a garden which is largely laid to lawn with an array of mature shrubs and trees throughout and a driveway, providing both ample space for off road parking and access to:

### Garage

With an up and over door to front.

### Rear Garden

To the rear, the garden is enclosed and is also largely laid to lawn with a paved patio area and gate to the side.



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## Nightingale Lane, Feltwell, Thetford

- Detached Bungalow
- Offering Masses of Potential Throughout
- In Need of Some Internal Renovations
- Driveway & Garage
- Two Double Bedrooms
- Conservatory to Rear
- Peaceful Village Location
- Sold with No Chain!

Tenure: Freehold EPC Rating: E

# £210,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed towards the train line and head out of Brandon. Just after the level crossing, bear left onto Brandon Road, towards Weeting. Continue into Weeting and proceed onto Lynn Road. Continue out of Weeting and take a left onto Lodge Road. Continue here and into the village of Feltwell. Continue onto Oak Street and take a left at the junction, onto Wilton Road. Take a right onto St. John's Way and then a left onto



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRD110440 - 0001

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