



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

**welcome to**

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

Immaculately presented detached bungalow in a popular Norfolk village with three bedrooms, luxurious shower room, wood burner, car port, off-road parking, solar panels, garden & 19'9 x 8'10 office/studio!

### **Summary**

Nestled in a popular Norfolk village, this immaculately presented detached bungalow offers a truly luxurious and versatile living space. Having been much improved, it provides a perfect blend of comfort and style. The three generously sized bedrooms are positioned at the rear, offering flexible living options, with views over the tranquil surroundings. The standout feature is the stunning shower room, featuring high-end fittings and stylish design, ensuring a relaxing retreat.

The cosy lounge, complete with a feature wood burner, creates a warm and inviting atmosphere for relaxing or entertaining. Outside, the property boasts a car port and ample off-road parking, offering plenty of space for vehicles. The lovely-sized garden is bordered by playing fields, ensuring a peaceful and private setting. Additionally, there's a 19'9 x 8'10 office/studio - ideal for a home office, hobby space, or even a guest room. With its combination of modern living, stylish upgrades, and outdoor space, this bungalow is a rare find!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to side and door into:

#### **Living Room**

15' 9" max. x 13' 6" max. ( 4.80m max. x 4.11m max. )

With feature woodburner, air conditioning unit and two windows to front.

#### **Kitchen**

13' 9" max. x 11' 3" ( 4.19m max. x 3.43m )

With a range of fitted kitchen units at wall and base level with work surface over, space and point for electric oven, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, window to front, door to side, radiator and door to:

#### **Inner Hallway**

With two built in storage cupboards and electric radiator.

#### **Master Bedroom**

13' 4" x 9' 11" ( 4.06m x 3.02m )

With air conditioning unit, electric radiator and window to rear.

#### **Bedroom Two**

10' 1" x 8' 9" ( 3.07m x 2.67m )

With window to rear.

#### **Bedroom Three**

10' 1" x 7' 11" ( 3.07m x 2.41m )

With electric radiator.







### **Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden, enclosed by picket fencing, with a concrete driveway to the side, providing plenty of space for off road parking and leads to:

#### **Car Port**

With further space for off road parking and door to the side.

#### **Rear Garden**

To the rear, the garden is enclosed and largely laid to lawn with some shingled areas, raised vegetable/flower beds to the rear and:

#### **Office / Studio**

19' 9" max. x 8' 10" ( 6.02m max. x 2.69m )



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## Nightingale Lane, Feltwell, Thetford

- Much Improved Detached Bungalow, Benefitting from Solar Panels
- Three Bedrooms to Rear Aspect
- Luxurious Shower Room Suite
- Living Room with Feature Wood Burner
- 19'9max x 8'10 Office/Studio
- Lovely Size Garden with Playing Fields Behind
- Car Port & Ample Off Road Parking
- Chain Free Sale!

Tenure: Freehold EPC Rating: E

**£290,000**



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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