



**Lodge Road, Feltwell, Thetford, IP26 4DL**



**welcome to**

## **Lodge Road, Feltwell, Thetford**

An exceptional detached residence on approx. 1 acre (STMS) in popular Feltwell. Boasting a flexible three to six bedroom bungalow plus an annexe, heated indoor pool, EV charging, solar panels, double garage, outbuildings & vast landscaped gardens. Privacy, scale & scope in a prime village setting!

### **Summary**

Positioned within the desirable Norfolk village of Feltwell, this substantial detached residence occupies a generous plot approaching 1 acre (STMS) and presents a rare opportunity to acquire a truly versatile home with exceptional scope and lifestyle appeal.

Set discreetly behind a privacy wall and well back from the road, the home enjoys a high degree of security, with extensive parking, a double garage, and a collection of outbuildings, ideal for those seeking space and flexibility.

The main bungalow has been thoughtfully arranged to balance generous proportions with a welcoming warmth. Accommodation includes a beautifully appointed master suite with dressing area and en suite, a light-filled formal living room, and a superb kitchen/dining room designed for both family life and entertaining. Two further double bedrooms complete the primary residence.

Adjoining the main home, a self-contained annexe enhances the property's appeal for multi-generational living, guests or home business use. Comprising a studio-style suite with kitchen and shower room, plus three adaptable reception rooms, it offers limitless potential-whether for a cinema room, home gym, office, or further sleeping quarters.

A purpose-built accessible washroom leads through to the show-stopping indoor heated swimming pool, delivering an elevated standard of leisure and wellness from the comfort of home.

The mature, landscaped gardens wrap around the property and offer a tranquil space!



### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to:

#### **Entrance Hall**

With built in double airing cupboard housing hot water tank, consumer unit and three radiators.

#### **Living Room**

14' 8" x 20' 6" ( 4.47m x 6.25m )

With dual aspect windows to both the front and side and two radiators.

#### **Kitchen / Dining Room**

26' 9" x 13' 6" ( 8.15m x 4.11m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, integrated fridge/freezer, integrated dishwasher, electric range cooker with cooker hood over, dual aspect windows to the rear and side and radiator.

#### **Utility / Laundry Room**

9' 7" x 9' 5" ( 2.92m x 2.87m )

With a range of fitted kitchen units with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, window to side and radiator.

#### **Master Bedroom**

11' 5" x 10' ( 3.48m x 3.05m )

With window to front, radiator and opening to:

#### **Dressing Area**



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





### **Master En-Suite**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and heated towel rail.

### **Bedroom Two**

11' 5" x 10' ( 3.48m x 3.05m )  
With window to side and radiator.

### **Bedroom Three**

10' x 11' 5" ( 3.05m x 3.48m )  
With window to side and radiator.

### **Family Shower Room**

Being fully tiled, with W.C, marble wash bowl with taps over, shower cubicle with shower attachment over, window to side and radiator.

### **Annexe:**

Council Tax Band: A

### **Kitchen**

9' 7" x 9' 3" ( 2.92m x 2.82m )  
With a range of fitted kitchen units with work surface over, sink unit with mixer tap over and space and point for electric cooker.

### **Living Room / Bedroom**

9' 7" x 14' 8" ( 2.92m x 4.47m )  
Being open plan to the Annexe Kitchen, with window to side and door to:

### **Shower Room**

Being fully tiled, with W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and heated towel rail.

### **Garden Room / Bedroom**

9' 4" x 18' 3" ( 2.84m x 5.56m )  
With window to rear, door to driveway, radiator and door to:

### **Cinema Room / Bedroom**

18' 4" x 10' 4" ( 5.59m x 3.15m )  
With window to rear, radiator and door to:

### **Home Office / Bedroom**

18' 4" x 11' 6" ( 5.59m x 3.51m )  
With window to side, doors leading out to the rear garden, radiator and access to:

### **Washroom**

14' 8" x 12' ( 4.47m x 3.66m )  
With tiled flooring, an adjustable bath which is designed for disabled friendly use, shower cubicle with shower attachment over, wash hand basin with taps over, window to rear, radiator and heated towel rail.

### **Pool House**

52' 3" x 24' 1" ( 15.93m x 7.34m )  
Housing a superb, heated indoor swimming pool with a "fast lane", a shower enclosure housing a shower cubicle with shower attachment over, W.C and wash hand basin with taps over, three windows to side and three sets of French doors that lead out to the rear garden.

### **Plant Room**

Housing a boiler which operates for both the house and pool.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)





## Outside

### Front Garden

To the front of the property, there is a concrete driveway and turning area, providing plenty of space for off road parking, a lawned area with an array of mature fruit trees, a five-bar gate which opens up to further off road parking and access to:

### Double Garage

With power and light connected, electric doors and personal access door.

### Rear Garden

To the rear, the extensive garden is largely laid to lawn with a variety of fruit trees, shrubs and plants throughout. There is also a disabled friendly patio area.

### Stables

With power and light connected.

### Tack Room

With power and light connected.

### Workshop

### Shed



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Lodge Road, Feltwell, Thetford**

- Substantial Detached Home on Approx. 1 Acre (STMS) with EV Charging and Solar Panels
- Superb Privacy, Set Behind a Brick Wall
- Elegant Master Suite with Dressing Area & En-Suite
- Two Further Double Bedrooms in Main Residence
- Self-Contained Annexe with Kitchen, Living/Bedroom and Shower Room
- Indoor Heated Swimming Pool - A Luxurious Lifestyle Feature
- Expansive, Private Landscaped Gardens
- Highly Regarded Village Location, Well Placed for Brandon & Downham Market

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£750,000**



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)

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
BRD110860 - 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](mailto:Brandon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)

