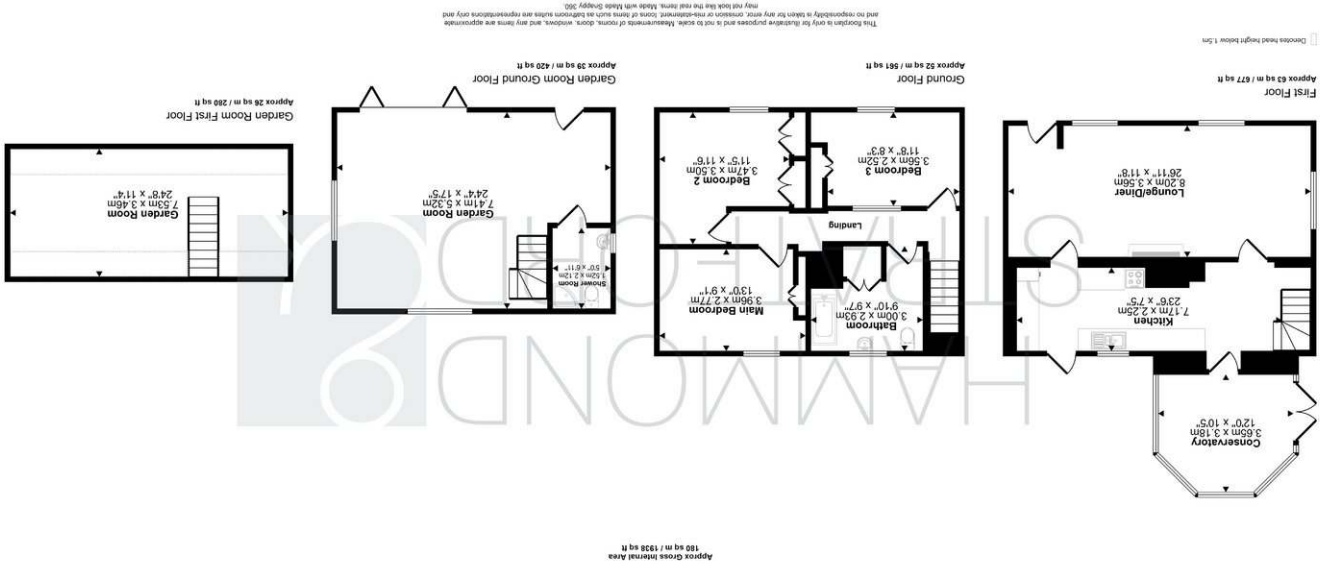




IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

TENURE
Freehold
LOCAL AUTHORITY
Norfolk Borough Council
COUNCIL TAX BAND
C

DIRECTIONS
Head into the village on Lodge Road, B1112 and continue round the bend as the road becomes Oak Street. The property can be found on the left-hand side before reaching the junction with Bell Street.



FOR SALE

Guide £350,000 - £375,000



“3 bedroom semi-detached period cottage enjoying a garden room with annexe potential (STPP) and a low maintenance garden within a popular village.”

THE FEATURES

- ✓ Guide Price £350,000 - £375,000
- ✓ Well-presented semi-detached period cottage with original charm and scope to personalise
- ✓ No Onward Chain!
- ✓ Located within a popular village, benefitting from scenic fields views to the rear
- ✓ Traditional galley-style kitchen leading through to the spacious conservatory
- ✓ 26'11" dual aspect lounge/diner featuring a cosy fireplace to the centre – ideal for family gathering
- ✓ 3 good-sized first floor bedrooms off the landing and family bathroom with 3-piece suite
- ✓ Impressive 2-storey garden room with modern shower room, offering great annexe potential (STPP)
- ✓ Approx. 50' max. low maintenance garden including off-road parking area
- ✓ Within easy reach of surrounding towns such as Thetford, Downham Market and King's Lynn



THE PROPERTY

Situated within a popular village, this charming period cottage offers spacious accommodation over 2 floors. A versatile garden room with annexe potential (STPP) enhances the appeal, while a low maintenance rear garden with off-road parking provides convenience. This property is ready to personalise and call home - do not miss out!

THE OUTSIDE

The property fronts directly onto the street with double wooden gates to the left-hand side providing access through to the garden and parking area. The approx. 50' max. garden space is gravelled for minimal upkeep, with a patio adjoining the garden room - ideal for al fresco dining. Low maintenance landscaping ensures flexible outdoor enjoyment, comprising of a versatile space that can serve as parking, garden, or a blend of both. The oil tank and a utility pole are also located within the boundary.

THE AREA

Feltwell is a well-served village nestled in west Norfolk, offering a range of amenities including shops, pubs, a post office, primary school and golf course. Surrounded by scenic countryside, it's close to the market towns of Brandon and Thetford, with Ely and Bury St Edmunds also within easy reach-making it a peaceful yet well-connected rural community.

