



52 Wilton Road

Feltwell, IP26 4AY

Nestled in the heart of a popular village, we are thrilled to present this charming 3-bedroom detached house to the market. Boasting three double bedrooms, a double garage & driveway, and a spacious bathroom with separate shower cubicle, this property is the epitome of comfortable living. The home features a modern kitchen & utility room, a cosy lounge and separate dining room, making it ideal for both relaxation and entertaining. With its double bay frontage and a convenient downstairs cloakroom, this residence truly offers a blend of style and practicality.

Council Tax band: D Tenure: Freehold

Hallway

14' 9" x 5' 7" (4.49m x 1.69m)

Doors to lounge, dining room and rear lobby, wood flooring, radiator and stairs the first floor landing.

Lounge

14' 0" x 13' 0" (4.27m x 3.95m)

Bay fronted window and window to side, fire surround with fitted log burner and stone plinth, radiator and carpet flooring.

Dining Room

14' 0" x 13' 1" (4.26m x 3.99m)

Bay fronted window, radiator, carpet flooring and opening to kitchen.

Kitchen

8' 10" x 13' 0" (2.70m x 3.96m)

Window to rear and side, wall and base units with solid oak worktop over, matching up stand splashback, inset one and a half bowl ceramic sink unit with mixer tap over, tiled flooring, space for range cooker with cooker hood over, built-in dishwasher, radiator and doorway to rear lobby.





Rear Lobby

5' 11" x 3' 7" (1.81m x 1.09m)

Doors to utility room and rear garden, doorway to kitchen and tiled flooring.

Utility Room

6' 5" x 11' 1" (1.95m x 3.39m)

Window to rear, base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tiled flooring, space for washing machine, tumble dryer and American style fridge freezer, oil fired boiler, radiator and doors to storage cupboard and downstairs cloakroom.

Downstairs Cloakroom

8' 11" x 3' 8" (2.72m x 1.12m)

Window to side, low-level WC, wash basin, radiator, tiled flooring and extractor fan.

First Floor Landing

23' 7" x 5' 7" (7.18m x 1.69m)

Windows to front and rear, doors to all bedrooms and bathroom, two radiators, carpet flooring and loft hatch.

Bedroom 1

13' 11" x 13' 1" (4.24m x 3.99m)

Window to front, radiator, carpet flooring, cast iron fire surround and built in wardrobes.

Bedroom 2

14' 2" x 13' 2" (4.33m x 4.01m)

Window to front, radiator, carpet flooring and cast iron fire surround.

Bedroom 3

9' 1" x 13' 1" (2.77m x 3.98m)

Window to rear, radiator and carpet flooring.

Bathroom

8' 0" x 13' 2" (2.44m x 4.01m)

Window to rear, bath with mixer tap and shower attachment over, separate shower cubicle, low-level WC, wash basin, part wall tiling and tiled flooring, radiator, two extractor fans and door to airing cupboard housing the hot water cylinder.



Front Garden

The front garden is mainly laid to lawn with low-level picket fencing and gravel pathway leading to the front door.

Rear Garden

The beautiful rear garden offers an abundance of space with a large wrap around patio area to the immediate rear with the rest being mainly laid to lawn, sleeper beds with slate borders and a selection of mature shrubs, further gravel area to the side of the property with picket fencing and gate returning to the front driveway and single door to the double garage.

Double garage

The property benefits from a double garage with up and over doors to front, mains power and lighting connected, and single door to the rear garden. Furthermore, to the front of the garage there is an EV charging point.

Parking

The property benefits from a large shingle driveway, leading to the double garage, and providing ample off-road parking. Additional on-road parking is available on a first come, first served basis.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,317.65 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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