



**PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants and their financial status. We will be pleased to answer any questions and look forward to your call.**

#### Important Notices:

##### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

##### Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

##### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

Registered address:  
22 Cannon Hill, London, N14 6BY



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### The Maples, 1c Newcombe Drive, Feltwell, IP26 4AH.

- **£350,000. Freehold with vacant possession upon completion.**
- **Three double bedroom detached house.**
- **Non estate location.**
- **Chain free.**

An attractive three double bedroom, individually designed detached house situated in a non estate location in the centre of a sought after Norfolk village. The property is ideally located for the Edmund de Moundeford VC primary school and close to local amenities.



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The Maples, constructed approximately 15 years ago, is now offered for sale freehold with vacant possession upon completion and chain free. The sale offers purchasers an excellent opportunity to acquire an individually designed home of quality within this well served West Norfolk village. The property offers generous well laid out accommodation including three large double bedrooms plus an en-suite shower room and family bathroom. The ground floor offers a well proportioned open plan kitchen / dining room, a large living room together with a spacious utility room, a separate cloakroom and an integral garage providing access to the rear garden.

This is a very light and airy property with energy efficient UPVC double glazed windows throughout including French doors to both front and rear elevations plus Velux windows to the first floor maximising light penetration into to the upper parts. The property has a full oil fired central heating system with under floor heating to the ground floor and radiators upstairs. An internal fire precaution sprinkler system is also installed to this property.

Located just off Newcombe Drive, The Maples is sympathetically situated down a shared driveway and provides a private, partially walled rear garden. Feltwell is a large village served by several shops, a primary school, public houses and other facilities to include a modern doctors surgery.

#### Accommodation (See floorplan)

##### Ground Floor

Open plan kitchen / dining room. Extreme measurements ( L Shaped).

5.27m (17'3") x 5.24m (17'2")

##### Living room

5.35m (17'6") x 3.75m (12'3")

##### Utility room

2.60m (8'6") x 2.46m (8'0")

##### Cloakroom

##### First Floor

Master bedroom with en suite shower room.

5.38m (17'8") x 3.78m (12'5")

##### Bedroom 2

5.36m (17'7") x 3.11m (10'2")

##### Bedroom 3

4.40m (14'5") x 3.71m (12'2")

Family bathroom 3.70m (12'1") x 2.16m (7'1")

##### Integral garage

5.41m (17'8") x 2.70m (8'10")

##### Gross Internal Area

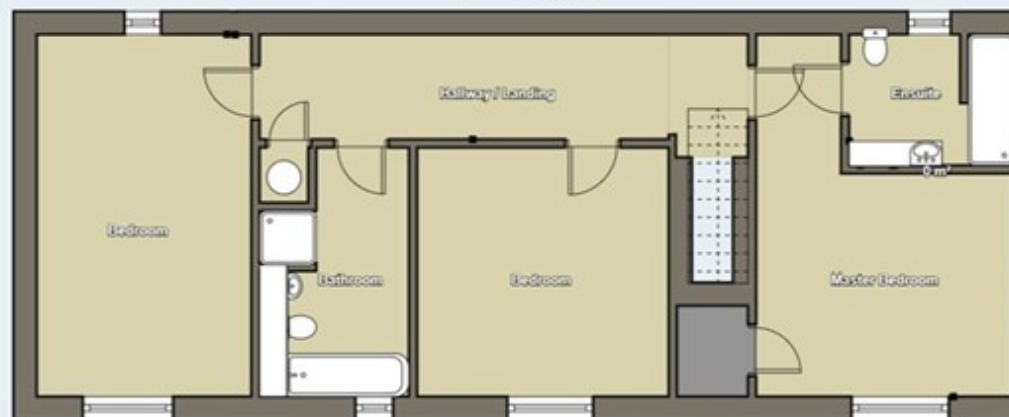
154.3 m<sup>2</sup> (1,661 ft<sup>2</sup>)







## 1st Floor



## Ground Floor



### Terms

Offers are invited in the region of **£350,000** for the freehold with vacant possession.

### EPC

The property is in band C for the Energy Performance Certificate.

### Council Tax

The property falls within the Borough Council of Kings Lynn & West Norfolk. Council tax band D. For the period 2025- 2026 the council tax payable is £2,317.65.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewings** Strictly by appointment only.

### Sales Agents

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[www.wdbproperty.co.uk](http://www.wdbproperty.co.uk)

### Contact

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