



# OAK STREET

FELTWELL, NORFOLK, IP26 4AN

£200,000

FREEHOLD

**Chilterns**



# OAK STREET

FELTWELL, NORFOLK, IP26 4AN

Chilterns

A wonderful opportunity to secure this recently refurbished and extremely well presented two bedroom terraced cottage, located not far from the centre of this well served and popular Norfolk village. Viewings highly recommended.

## General

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery.

The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket.

King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond.

## Description

**Services:** Mains water, drainage and electric. LPG Heating

**Local Authority:** King's Lynn and West Norfolk Borough Council

**Council Tax:** A -







## SITUATION & LOCATION

A wonderful opportunity to purchase this recently refurbished Victorian cottage which forms part of a former public house located close to the centre of this well served and popular Norfolk village.

The property has undergone a program of refurbishment recently to include a new kitchen and new shower room to the first floor. Offering a wealth of charm and character, the property enjoys wood flooring to the living room with wood burner as well as useful cellar.

Further benefits include, Upvc double glazing throughout, LPG central heating as well as allocated parking.

Offered to the market with viewings recommended.

## ENTRANCE HALL

With Upvc double glazed entrance door; laminate flooring; radiator; staircase to first floor with under stairs storage.

## LIVING ROOM/DINING ROOM

With wood flooring; three radiators; dual aspect Upvc double glazing; wood burner.

## KITCHEN

Recently fitted kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl sink unit; built-in electric oven and hob with extractor hood over; plumbing for automatic washing machine; radiator; wood flooring; access to cellar; Upvc double glazed door to courtyard garden.

## CELLAR

With light and radiator.









## STAIRCASE FROM ENTRANCE TO FIRST FLOOR

### LANDING

Fitted carpet; radiator.

### BEDROOM ONE

Fitted carpet; two radiators; fitted wardrobe cupboard; dual aspect Upvc double glazing.

### BEDROOM TWO

Fitted carpet; radiator; Upvc double glazed window.

### SHOWER ROOM

With tiled double shower cubicle; w.c; wash hand basin; Upvc double glazed window.

### OUTSIDE

The property benefits from a courtyard garden area to the rear and enjoys two allocated parking spaces.



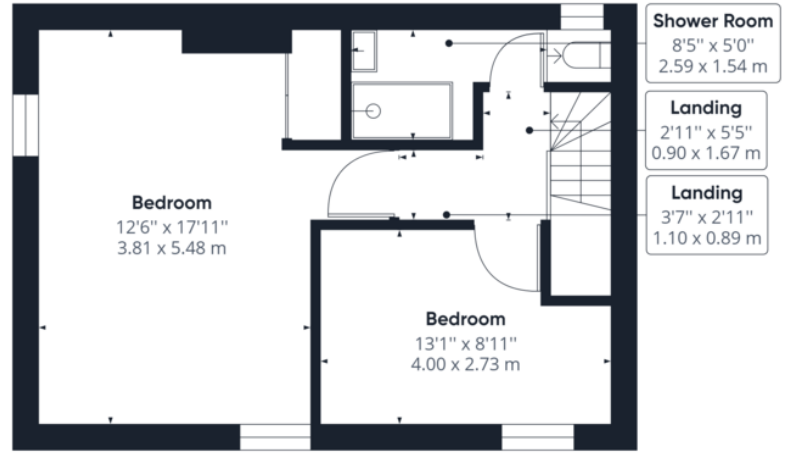








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
865.16 ft<sup>2</sup>  
80.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



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