



**HEREWARD WAY**

FELTWELL, IP26 4BP

**£295,000**

FREEHOLD

**Chilterns**

# HEREWARD WAY

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Chilterns

A spacious detached chalet style house situated in this popular and well served village. Having been extended and much improved, this comfortable and spacious home offers versatile accommodation of up to four bedrooms over two floors or additional ground floor accommodation. Viewings recommended.

Located on the western side of this well served West Norfolk village, this detached chalet style home has been extended and much improved since it was first built and now offers good sized, comfortable and versatile accommodation throughout. To the ground floor there is a sitting room in addition to two further reception rooms, which could be utilised as additional bedroom accommodation. The large kitchen/breakfast room is extremely well fitted with contemporary cabinets and granite work surfaces incorporating a sink unit with waste disposal and separate boiling water and cold filter tap. There is also a ground floor shower room. To the first floor there are two double bedrooms, one with built in wardrobes as well as a useful first floor shower room.

The property boasts a full oil fired central heating system as well as Upvc double glazed windows and doors throughout. The barge, fascia and soffit boards have also been upgraded with PVC for ease of maintenance. A driveway at the property provides good parking and there is a useful brick garage (see agents note below). The property enjoys a reasonable sized plot with gardens to the front, side and rear.





## SITUATION AND LOCATION

The sale of this property offers a great opportunity to those buyers seeking a home with versatile ground floor accommodation, ideal for those working from home; multi generational living suited to an elderly relative or teenager or as a comfortable family home. Whatever your needs this lovely home could well suit you and early viewings are recommended.

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.



## ENTRANCE PORCH

Of UPVC construction with UPVC sealed unit double glazed windows and entrance door; tiled floor.

## HALLWAY

With UPVC sealed unit double glazed entrance door, under stairs storage area and under stairs storage cupboard; radiator, fitted carpet.

## SHOWER ROOM

Double size shower tray with electric shower over, grab rails and folding shower seat; pedestal wash basin and W.C; UPVC sealed unit double glazed window with roller blind; chrome heated towel rail radiator; ceramic tiling to walls and floor.

**SITTING ROOM** 18' 9" x 10' 11" (5.74m x 3.35m) With UPVC sealed unit double glazed windows to front and side aspect, including vertical blinds to the front window. UPVC sealed unit double glazed sliding patio doors to side with vertical blinds; radiator; fitted carpet.

**DINING ROOM/BEDROOM** 4 9' 8" x 9' 7" (2.96m x 2.93m)  
Radiator; UPVC sealed unit double glazed window; fitted carpet.

**STUDY** 13' 0" x 9' 7" (3.98m x 2.93m)  
Radiator; UPVC sealed unit double glazed window; built-in wardrobe cupboard with hanging rails and shelving and sliding doors; pine panelled ceiling; fitted carpet.





**KITCHEN/BREAKFAST ROOM** 23' 5" x 8' 9" (7.16m x 2.67m)

Extremely well fitted with range of matching wall and floor cupboard units, including larder cupboard with granite work surfaces over incorporating stainless steel sink with waste disposal unit, mixer tap and hot and cold water dispenser. Plumbing for washing machine and dishwasher, as well as space for fridge freezer; space for slot in oven with extractor hood over; cupboard housing Worcester Heatslave oil fired boiler (serving central heating and domestic water). Space for condensing dryer; radiator; UPVC sealed unit double glazed window with roller blind and UPVC double glazed door to outside; under pelmet lighting; ceramic tiled floor.

**STAIRCASE LEADING FROM HALLWAY TO FIRST FLOOR LANDING**

Velux window; fitted carpet.

**SHOWER ROOM**

Show er cubicle with plumbed in shower and glass pivot shower door, wash basin and W.C (Sani-Flow system); shaver/light fitting; cushion flooring.

**BEDROOM 1 (FRONT ASPECT)** 9' 3" x 11' 1" (2.82m plus wardrobe x 3.38m) Fitted range of wardrobe and cupboard units along one wall; pine panelled vaulted ceiling with Velux window and integral blind; UPVC sealed unit double glazed window with roller blind; radiator; fitted carpet.

**BEDROOM 3 (MIDDLE)** 12' 11" x 8' 2" (3.95m x 2.51m) L-shaped With French glazed doors from landing, sloping ceiling with Velux window and integral blind; built-in cupboard and shelving; radiator; laminate flooring.

**BEDROOM 2 (REAR).** 13' 1" x 12' 0" (4.0m x 3.66m) Pine panelled vaulted ceiling; eaves storage access; UPVC sealed unit double glazed velux window with blind; brick style feature wall; radiator; fitted carpet.

**OUTSIDE**

The gardens are to the front, side and rear. The front garden has a concrete driveway providing parking and there are double wrought iron gates. Beyond this is the:

**BRICK AND FELT GARAGE** 16' 4" x 8' 7" (5.0m x 2.64m) With up and over door, light and power, personal door into rear garden.

Note: The construction of the front porch at the side of the bungalow encroaches the driveway beyond the double wrought iron gates. This inhibits the ability to drive a car right up to or into the garage. However, the garage provides excellent storage and there is sufficient access for a motorcycle or similar. The rear and side garden is predominantly fenced and lawned with a small paved patio area. All soffit, fascia and barge boards have been replaced with low maintenance PVC.

**COUNCIL TAX BAND** D

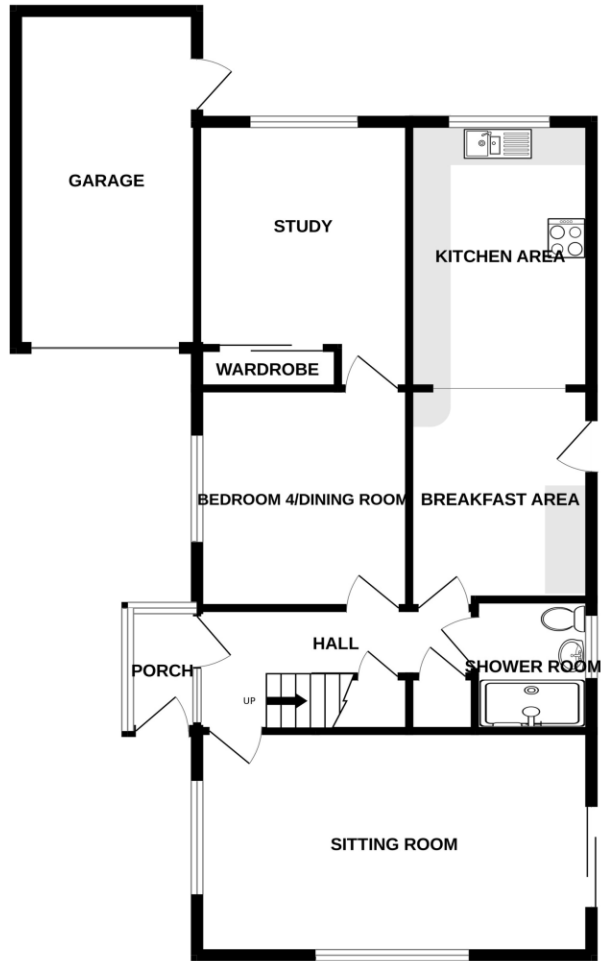
**EPC RATING** D

**SERVICES** Mains electric, water and drainage. Oil Central Heating.

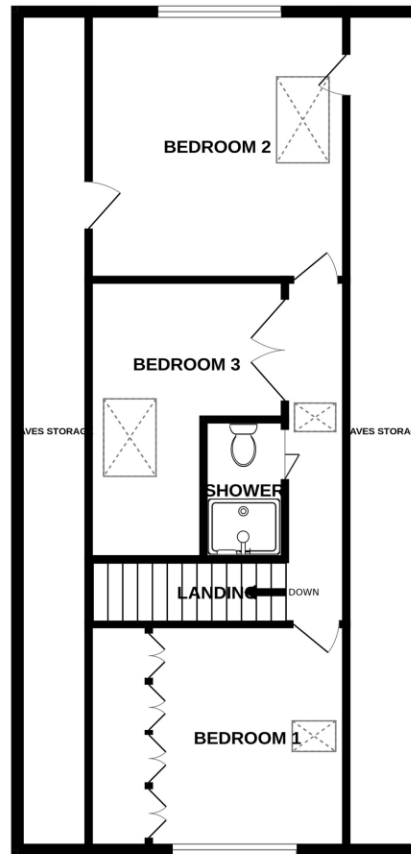




GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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