



WILTON ROAD

FELTWELL, THETFORD, IP26 4AY

£350,000

FREEHOLD

Chilterns

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Chilterns

A unique opportunity to purchase this exceptional semi detached house in the well served village of Feltwell. Occupying a large plot with rural views, the house has been substantially improved and updated and is offered in immaculate condition throughout. Ideal for those families seeking a multi generational lifestyle. Viewings highly recommended.

Situated in the sought after and well served west Norfolk village of Feltwell. this substantial semi detached house has been extensively refurbished, extended and modernised in recent years by the current owners. The improvements were completed to suit the vendors multi generational requirements, thus the layout of the accommodation was carefully planned over two floors. There are two well fitted kitchens and the three ground floor reception rooms offer versatility, two of which could provide a second sitting room and ground floor bedroom. This combined with the ground floor shower room would then give excellent accommodation at ground floor level for an elderly parent or relative.

There are two staircases in the property, each of which having access to the entire first floor where there are a further three bedrooms and a bathroom. There is also oil heating and Upvc double glazing throughout, quality flooring and blinds included where mentioned.

The interior of this property is outstanding. However, outside there has been considerable improvements. There is an extensive shingled driveway and courtyard that extends to the rear of the property to provide secure parking and a brick and tiled garage has also been constructed. The property enjoys a substantial plot with neat lawned gardens at the rear with views beyond over open fields and farm land and extends to approximately 0.25 acres (subject to survey).

Overall, the versatile and spacious accommodation, location and extensive garden plot all contribute to this outstanding and versatile home 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 LOBBY UPVC double glazed entrance door; UPVC sealed unit double glazed window; radiator; fitted carpet; staircase number two leading to first floor; radiator; fitted carpet.

SNUG/SITTING ROOM

10' 2" x 9' 6" (3.11m x 2.91m) UPVC sealed unit double glazed window with vertical blinds; radiator; fitted carpet.

INNER HALLWAY Storage cupboard with shelving; radiator; ceramic tiled floor.

SHOWER ROOM

8' 11" x 6' 7" (2.74m x 2.02m) Tiled shower cubicle with electric shower and glass shower screen with pivot door; vanity washbasin and W.C; radiator; UPVC sealed unit double glazed window with roller blind; ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

15' 10" x 13' 7" (4.83m x 4.16m) Well fitted with range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; plumbing for washing machine; integrated fridge and freezer; built-in Belling oven and ceramic hob with extractor canopy over; UPVC sealed unit double glazed window with vertical blinds and UPVC sealed unit double glazed window door to rear garden; walk-in pantry cupboard; radiator; recesses lighting; ceramic tiled floor, glazed French doors leading to:

MAIN SITTING ROOM

14' 9" x 13' 2" (4.50m x 4.02m) UPVC sealed unit double glazed window with vertical blinds; radiator; ceramic tiled floor; staircase number one, leading to first floor.





KITCHEN NUMBER TWO/UTILITY ROOM

15' 9" x 8' 9" (4.81m x 2.67m) Well fitted with range of contemporary style matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; splash tiling; plumbing for washing machine; built-in electric oven, hob and extractor over; UPVC sealed unit double glazed window with roller blind and UPVC sealed unit double glazed door to rear garden; radiator; ceramic tiled floor, glazed French doors leading to:

DINING ROOM

15' 4" x 10' 4" (4.69m x 3.15m) UPVC sealed unit double glazed window to front aspect with vertical blinds; radiator; fitted carpet; door leading to entrance lobby and staircase number two.

STAIRCASE FROM MAIN LIVING ROOM TO FIRST FLOOR:

LANDING

UPVC sealed unit double glazed windows with roller blinds; two radiators; fitted carpet; airing cupboard with insulated copper cylinder and immersion heater.

BEDROOM ONE

11' 6" x 10' 9" (3.52m x 3.28m) UPVC sealed unit double glazed window with vertical blinds; sloping ceiling; radiator; storage cupboard; fitted carpet.

BATHROOM

8' 5" x 6' 2" (2.58m x 1.89m) Panelled bath with electric shower over, vanity washbasin with mirror over, W.C; UPVC sealed unit double glazed window with vertical blinds; heated towel rail; recessed lighting; cushion flooring.

INNER LANDING

Fitted carpet; loft space; staircase number two leading down to entrance lobby.

BEDROOM TWO

10' 0" x 9' 11" (3.07m x 3.03m) UPVC sealed unit double glazed window with vertical blinds; storage cupboard; radiator; fitted carpet.

BEDROOM THREE

12' 4" x 10' 5" (3.78m x 3.18m) UPVC sealed unit double glazed window with vertical blinds; radiator; range of fitted wardrobe cupboards along one wall with sliding doors; fitted carpet.

OUTSIDE

The property occupies a large established plot with gardens extending to approximately x acre (subject to survey). The front garden is shingled to provide parking for a number of vehicles and vehicular access is off Wilton Road through a five bar galvanized steel gate. The shingled driveway continues along the side and to the rear of the house to provide further parking and leads to the:

BRICK & TILED GARAGE

20' 3" x 11' 3" (6.18m x 3.43m) With up and over door; light and power; personnel door at side.

The majority of garden ground is located at the rear. This is enclosed and chiefly lawned, being interspersed with various shrubs, trees and bushes.

The garden is enclosed by fencing, some conifer hedging and Laurel hedging. These gardens back directly onto and enjoy lovely views over open fields and farmland.

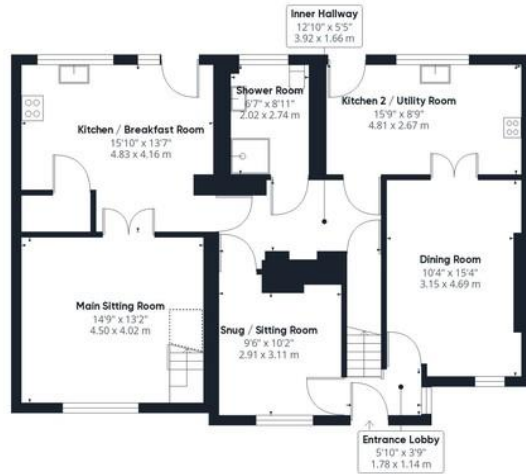
SERVICES Mains water and electricity are connected. Mains drainage. Oil fired central heating to radiators is from an external Grant oil fired boiler.

COUNCIL TAX BAND Band A

ENERGY RATING (EPC) Band D







Ground Floor



Floor 1

Approximate total area^m

1590.28 ft²
147.74 m²

Reduced headroom

15.84 ft²
1.47 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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