



LODGE ROAD

FELTWELL, THETFORD, NORFOLK, IP26 4DL

£300,000

FREEHOLD

Chilterns

LODGE ROAD

FELTWELLTHETFORD, NORFOLK, IP26 4DL

Chilterns

A pleasant detached bungalow residence occupying a non estate position in this well served village and standing in established gardens of approximately 0.23 acres (subject to survey). The bungalow has been extended and improved with some further mobility adaptations to assist with wheelchair access and use of facilities, Available Chain Free.

This established detached bungalow is situated in a pleasant location lying on the outskirts of this well served village and standing within its own mature and landscaped gardens extending to approximately 0.23 of an acre (subject to survey). Built in the early 1960's as a two bedroom bungalow, the property was subsequently extended to provide an additional bedroom or reception room at the rear and a conservatory was also added off the kitchen.

In more recent years the property has been adapted for the seller to provide a more convenient lifestyle adapted to give better use of day to day facilities in the bungalow and improved wheelchair access. These adaptations have included the construction of a ramp to the front entrance, wider door openings, a wet room, height adjusted cabinets and cooking equipment in the kitchen and the addition of a toilet and basin in one of the bedrooms. The property offers comfortable and versatile accommodation and also benefits from oil heating and Upvc double glazing as well as open fireplaces in the two reception rooms.

The large well presented gardens enjoy a southerly aspect at the rear, backing onto open meadow land, and are a lovely feature of this home having been established and nurtured by the vendor over a number of years.

The sale of this lovely bungalow offers purchasers a rare opportunity to acquire a versatile home enjoying a large plot in this well served village and for those purchasers seeking accommodation to suit their mobility needs with convenient wheelchair access, many of those useful adaptations are in place.





The bungalow is offered for sale chain free. 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 HALL

With Upvc double glazed entrance door; radiator; access to loft space; fitted carpet.



LOUNGE

12' 2" x 16' 8" (3.72m x 5.09m) Open tiled fireplace; Upvc sealed unit double glazed windows with curtains; radiator; fitted carpet.

KITCHEN

9' 8" x 12' 3" (2.97m x 3.74m) Fitted with range of lower level cupboard units incorporating stainless steel sink unit with mixer tap; built-in electric double oven and hob – height adjusted to suit wheelchair access; Upvc sealed unit double glazed window and door to outside; airing cupboard with insulated copper cylinder and immersion heater; floor mounted Potterton Statesman oil fired boiler (serving central heating and domestic hot water); cushion flooring.

CONSERVATORY

9' 1" x 11' 5" (2.79m x 3.48m) Of part brick construction with Upvc sealed unit double glazed windows and door to outside, polycarbonate roof; roller blinds; work surface and plumbing for washing machine; night storage heater; cushion flooring.

BEDROOM 1 (FRONT)

11' 9" x 10' 11" (3.59m x 3.33m) Upvc sealed unit double glazed window; radiator; fitted carpet and curtains.

BEDROOM 2 (SIDE) 9' 5" x 10' 11" (2.88m x 3.34m) Upvc sealed unit double glazed window; radiator; toilet and washbasin; non-slip flooring; curtains.





WET ROOM

5' 6" x 5' 5" (1.68m x 1.67m) Walk-in shower area with electric shower, rail and curtain; washbasin; shaver point; Upvc sealed unit double glazed window; radiator/towel rail; non-slip flooring.

REAR HALL

Radiator; Upvc sealed unit double glazed window; cushion flooring.

SEPARATE W.C. With Upvc sealed unit double glazed window; cork tiled floor.

REAR SITTING ROOM/ BEDROOM 3

16' 5" x 11' 0" (5.01m x 3.36m) With brick fireplace; Upvc sealed unit double glazed window and door to outside; radiator; cushion flooring and curtains.

OUTSIDE

The bungalow occupies a large rectangular plot that extends to approximately 0.23 Acre (subject to survey). There are views to the front across the Lodge Road over farmland and the rear garden backs onto meadow/grazing land. These gardens have been extensively landscaped and planted with the seasons in mind to give colour throughout the year. The rear garden is partly fenced with mature conifer and privet hedging. There are lawned areas interspersed with beds and borders, winding pathways and mature trees including some fruit trees and a large Walnut tree as well as an ornamental pond. To the side is a timber shed and the oil tank.

A driveway provides vehicular access off the road and good parking. The front garden is screened by fencing and hedging and is well stocked borders, shrubs and bushes. There are a number of trees including a flowering Cherry, Lilac and Hazelnuts. To the front of the bungalow is a climbing Hydrangea.

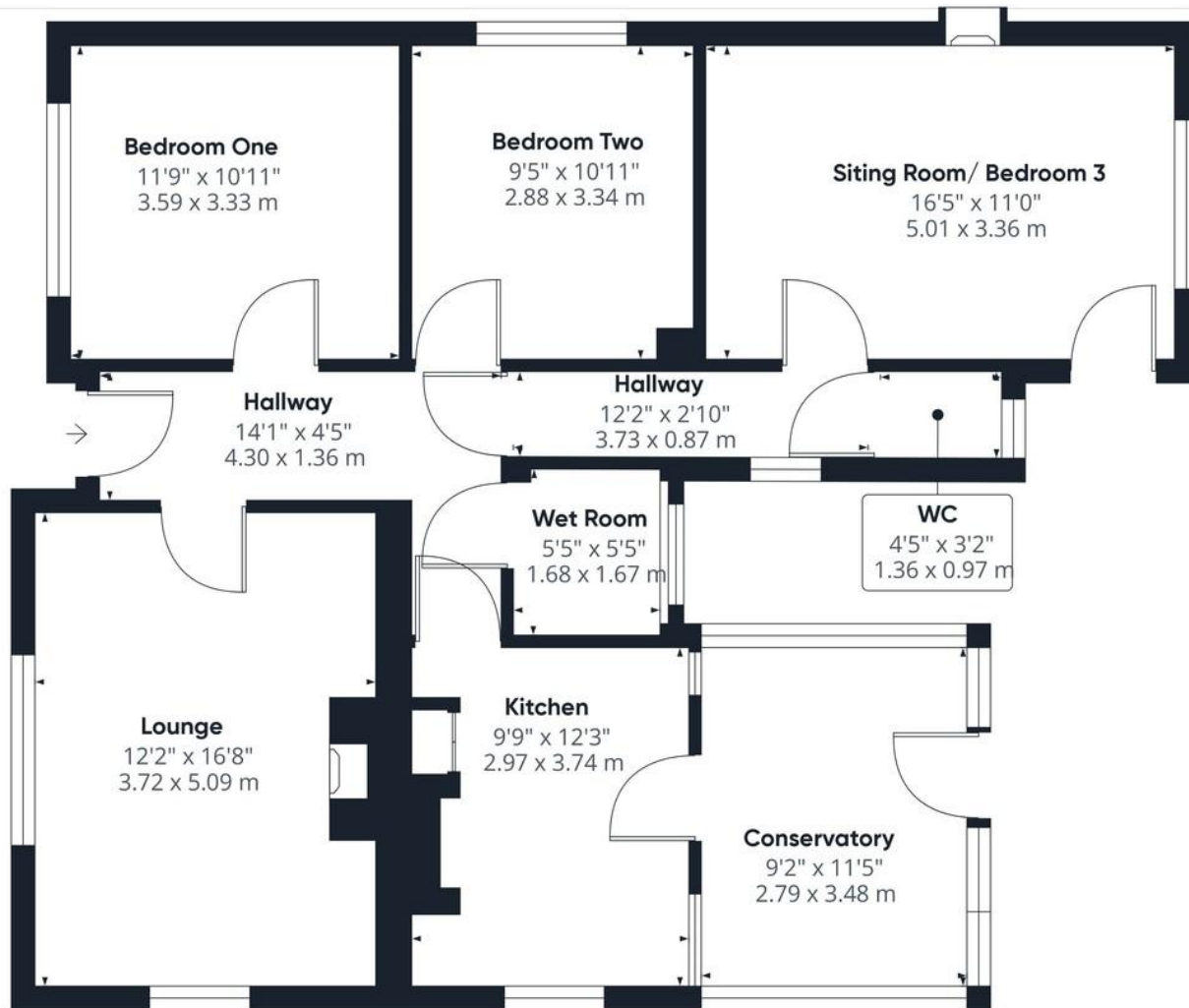
EPC RATING - TBA

COUNCIL TAX BAND - C

SERVICES - Mains water, drainage and electricity. Oil central heating.







Approximate total area⁽¹⁾

1025.42 ft²

95.26 m²

(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



EPC RATING

Chilterns



36 High Street, Brandon, Suffolk, IP27 0AQ

T: 01842 813466 | F: 01842 815295

E: brandon@chilterns.co

www.chilterns.co