



PAYNES LANE
FELTWELL, NORFOLK, IP26 4BB

£290,000
FREEHOLD

Chilterns

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Chilterns

An exceptionally well presented three bedroom detached cottage set in a non-estate position within this well served village. Having been renovated by the current owners the property has been greatly improved and retains a wealth of charm and character. Offered to the market Chain Free.

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.





SITUATION & LOCATION A wonderful opportunity to acquire this exceptionally well presented detached cottage style home situated in a pleasant non-estate position close to the villages amenities.

The house is likely to be constructed of partial chalk lump and brick under a pantiled roof and has undergone an extensive programme of refurbishment by the current owners in recent years and now offers well laid out family accommodation to include a living room with wood burning stove, spacious dining room opening onto an extremely well fitted kitchen with separate utility room. To the first floor there are three bedrooms and a bathroom. The property benefits from oil fired central heating as well as Upvc double glazing throughout as well as enclosed rear garden with patio area for entertaining.

The sale of this property offers an excellent and unique opportunity to purchasers, especially those seeking a home of character in a pretty Norfolk village and early viewings are recommended.

CONSERVATORY 13' 8" x 10' 11" (4.17m x 3.33m)
With Upvc double glazed entrance door and Upvc double glazed windows,

LOUNGE 11' 11" x 11' 3" (3.64m x 3.45m) Radiator; brick fireplace with wood burner insert, Upvc double glazed window.

DINING ROOM 13' 5" x 13' 3" (4.11m x 4.05m)
Radiator, Upvc double glazed window.

KITCHEN 25' 3" x 5' 8" (7.70m x 1.73m) Well fitted kitchen with range of floor cupboard units with worksurfaces over incorporating one and a half bowl sink unit, built-in electric oven and hob with extractor fan over, integrated dishwasher, dual aspect Upvc double glazed window, under stairs storage cupboard, staircase leading to first floor.





UTILITY ROOM 9' 8" x 5' 2" (2.96m x 1.60m) Range of matching wall and floor cupboard units with work surfaces, plumbing for automatic washing machine, radiator, tiled floor, Upvc double glazed window.

SHOWER ROOM 9' 8" x 3' 1" (2.97m x 0.94m) Comprising of shower cubicle, W.C, wash hand basin with vanity storage beneath, Upvc double glazed window.

STAIRCASE FROM KITCHEN LEADING TO FIRST FLOOR

LANDING Fitted carpet, airing cupboard.

BEDROOM 12' 0" x 8' 8" (3.67m x 2.66m) Fitted carpet, radiator, two built-in double wardrobe cupboards, Upvc double glazed window.

BEDROOM 12' 0" x 7' 11" (3.67m x 2.42m) Fitted carpet, radiator, built-in single wardrobe cupboard, Upvc double glazed window.

BEDROOM 13' 1" x 6' 0" (3.99m x 1.85m) Fitted carpet, radiator, Upvc double glazed window.

BATHROOM Comprising of panelled bath with plumbed in shower, W.C, wash hand basin with vanity storage beneath, heated towel rail, Upvc double glazed window.

OUTSIDE The property fronts Paynes Lane and to the side of the property is a shingled driveway that provides parking for a number of vehicles. A side path leads to the rear garden.

The rear garden is enclosed by fencing and is chiefly laid to lawn with a paved patio area which provides an ideal outside space for entertaining. Within the rear garden is the oil tank.

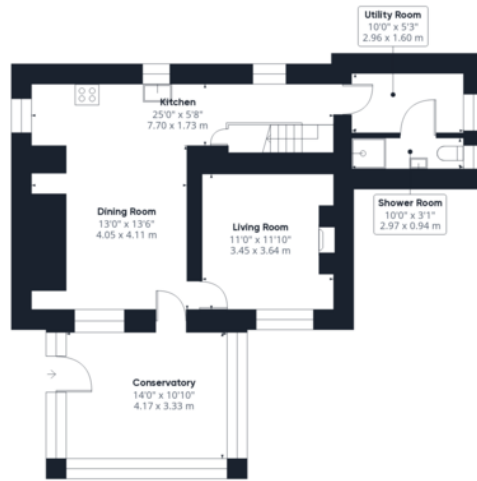
SERVICES Mains water, drainage and electric. Oil Central Heating.

COUNCIL TAX Band C

EPC RATING Band C







Ground Floor



Floor 1

Approximate total area¹

1127.84 ft²
104.78 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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