



Chilterns
For Sale
To view call
Brandon Office
**01842
813466**
chilterns@kitaagencies.co.uk

MOAT SIDE
FELTWELL, NORFOLK, IP26 4BT

£210,000
FREEHOLD

Chilterns

MOAT SIDE

FELTWELL, NORFOLK, IP26 4BT

Chilterns

An established two/three bedroom detached Chalet style home located in a pleasant cul-de-sac position towards the outskirts of this well served and sought after Norfolk village. 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

This established detached chalet style home is pleasantly located on a popular development of homes towards the outskirts of this well served and sought after Norfolk village.

Offering flexible accommodation to include two first floor bedrooms and either a ground floor bedroom or dining room, spacious living room and kitchen.

Further benefits include oil fired central heating and Upvc double glazing throughout. Offered to the market Chain Free with viewings recommended.

The property has recently been let out to a USAF military member and achieved a rent of £1100 PCM with the tenancy due to end in December 2024 so the property would equally appeal to USAF members.

ENTRANCE HALL

UPVC double glazed entrance door, tiled floor, airing cupboard, staircase leading to first floor.

LOUNGE

Fitted carpet, radiator, dual aspect, UPVC double glazed windows

DINING ROOM/BEDROOM THREE

Fitted carpet, radiator, UPVC double glazed French doors to rear garden

KITCHEN

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer. Stainless steel sink unit built in electric oven and hob with extractor hood over plumbing for automatic washing machine. Tiled floor, radiator, UPVC double glazed window





BATHROOM

White suite comprising of panelled bath with electric shower over, wash hand basin, WC, tiled floor, UPVC double glazed window.

Staircase from entrance hall leading to first floor

LANDING

Fitted carpet.

BEDROOM

Fitted carpet, radiator, built in double wardrobe cupboard and built in single wardrobe cupboard, UPVC double glazed window.

BEDROOM

Fitted carpet, radiator, UPVC double glazed window.

OUTSIDE

The front garden is chiefly laid to shingle which provides parking for a number of vehicles and is interspersed with a variety of shrubs and bushes. There is a driveway to the side of the property which again provides parking for a number of vehicles and leads to the:-

BRICK AND FELT GARAGAE

With up and over door and personal door to rear garden. The rear garden is chiefly laid to lawn with a timber decked area for entertaining. the rear garden is enclosed by fencing and within the garden is the oil fired boiler and oil tank.

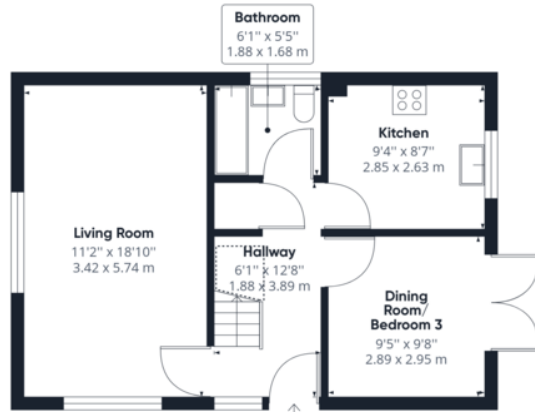
EPC RATING D

COUNCIL TAX BAND B

SERVICES Mains electric, water and drainage. Oil central heating.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

789.23 ft²
73.32 m²

Reduced headroom

17.07 ft²
1.59 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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Chilterns



36 High Street, Brandon, Suffolk, IP27 0AQ

T: 01842 813466 | F: 01842 815295

E: brandon@chilterns.co

www.chilterns.co