



OAK STREET

FELTWELL, THETFORD, IP26 4DD

£400,000

FREEHOLD

Chilterns



# OAK STREET

FELTWELL, THETFORD, IP26 4DD

Chilterns

A charming period flint house with versatile annexe accommodation well suited to multi-generational living, guest accommodation or studio. Well presented with period features and modern fixtures and fittings. With pleasant gardens, driveway and extensive garage/workshop. Viewings recommended.

This charming period house is pleasantly situated in the large and well served west Norfolk village of Felthwell. Built in traditional materials including flint, brick and chalk lump under a pantiled roof, this delightful home has been adapted in recent years to provide a useful one bedroom cottage annexe with the accommodation all at ground floor level, ideal for those purchasers seeking a multi generational home, guest cottage or a sanctuary for hobbyist or artist. Whilst the annexe cottage boasts well proportioned accommodation including a sitting room, kitchen/diner and shower room, the main house also offers generous accommodation over two floors including a large lounge/dining area, well fitted kitchen with cloakroom off and a rear conservatory. There are three good size bedrooms to the first floor and a bathroom with separate shower cubicle. In addition benefits include oil central heating, wood burning stoves and Upvc double glazing.

Outside there are pleasant gardens, the rear garden backing onto private paddock land. A brick paved driveway at the side provides parking and leads to a substantial garage/workshop which is approximately 39' 3" x 16' 4" long.

Whilst this property combines a family home and annexe, the annexe accommodation could easily be combined with the main house to enhance the existing ground floor layout should a buyer so desire. The flexibility of the accommodation gives choice to purchasers seeking a period village 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.

## THE MAIN HOUSE

### LOUNGE/DINING AREA 21' 10" x 12' 8" (6.66m x 3.87m)

With composite entrance door; staircase leading to first floor; two radiators; brick fireplace with inset wood burning stove and Pamment hearth; stripped pine floor; UPVC sealed unit double glazed window to front aspect; exposed beams and stud work; part glazed door leading to:



**KITCHEN 9' 3" x 14' 11" (2.84m x 4.57m)** Well fitted with range of Shaker style matching wall and floor cupboard units with Oak block work surfaces over incorporating double bowl Butler sink with mixer tap; plumbing for washing machine and dishwasher, space for range cooker with extractor over, ceramic splash back tiling and ceramic tile floor; radiator; UPVC sealed unit double glazed windows; part glazed hardwood door to conservatory.

**INNER LOBBY** Cushion flooring.

**CLOAKROOM 6' 6" x 6' 1" (1.99m x 1.86m)** With W.C and vanity wash basin; UPVC sealed unit double glazed window; cushion flooring.

**CONSERVATORY 9' 0" x 8' 11" (2.75m x 2.72m)** With UPVC sealed unit double glazed windows and French doors to rear garden; polycarbonate roof; cushion flooring.

Staircase leading from lounge/diner to first floor:

## LANDING

**BEDROOM (FRONT) 11' 11" x 11' 9" (3.65m x 3.59m)** Radiator; UPVC sealed unit double glazed window to front aspect; built-in storage cupboard; fitted carpet.









**BEDROOM (FRONT)** 11' 11" x 9' 10" (3.65m x 3.02m)

Radiator; UPVC sealed unit double glazed window to front aspect; built-in storage cupboard; fitted carpet.

**BEDROOM (REAR)** 9' 1" x 13' 8" (2.77m x 4.17m)

Radiator; UPVC sealed unit double glazed window to rear aspect; stripped pine floor; archway leading to:

**WALK-IN WARDROBE/DRESSING ROOM** 6' 2" x 6' 5"

(1.88m x 1.97m) With range of fitted shelving and hanging rails; radiator; UPVC sealed unit double glazed window with roller blind; stripped pine floor.

**BATHROOM** 9' 1" x 8' 8" (2.77m x 2.65m)

With rolled top claw feet bath, vanity wash basin and W.C. shower cubicle with plumbed- in over head shower and sliding doors; metro style tiled walls; shaver point; radiator; stripped pine floor; sealed unit double glazed window.

**ANNEXE COTTAGE****KITCHEN/DINING AREA** 21' 10" x 8' 7" (6.68m x 2.63m)

With composite entrance door; two radiators; UPVC sealed unit double glazed window to front aspect with fitted Venetian blinds; fireplace incorporating double sided multi fuel burning stove and hearth; exposed beam; fitted range of modern matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; plumbing for automatic washing machine and integrated slim line dishwasher, slot in electric oven with extractor canopy over; UPVC sealed unit double glazed French doors to rear garden and patio; cushion flooring.

**REAR LOBBY** 4' 7" x 4' 4" (1.40m x 1.34m)

With Pamment floor; UPVC sealed unit double glazed door to rear garden.

**SITTING ROOM** 12' 0" x 13' 2" (3.67m x 4.03m)

Open fireplace with shared multi fuel burning stove and hearth; UPVC sealed unit double glazed window to front aspect with fitted Venetian blinds; radiator; fitted carpet. Door leading to:

**GROUND FLOOR BEDROOM** Under stairs storage cupboard with light; radiator; UPVC sealed unit double glazed window with fitted Venetian blinds; fitted carpet.

**OUTSIDE**

The small front garden is mainly shingled and retained by wrought iron railing. A driveway leads down the side of the property to The:

**BLOCKWORK AND CORRUGATED IRON****GARAGE/WORKSHOP** 39' 3" x 16' 4" (11.96m x 5m)

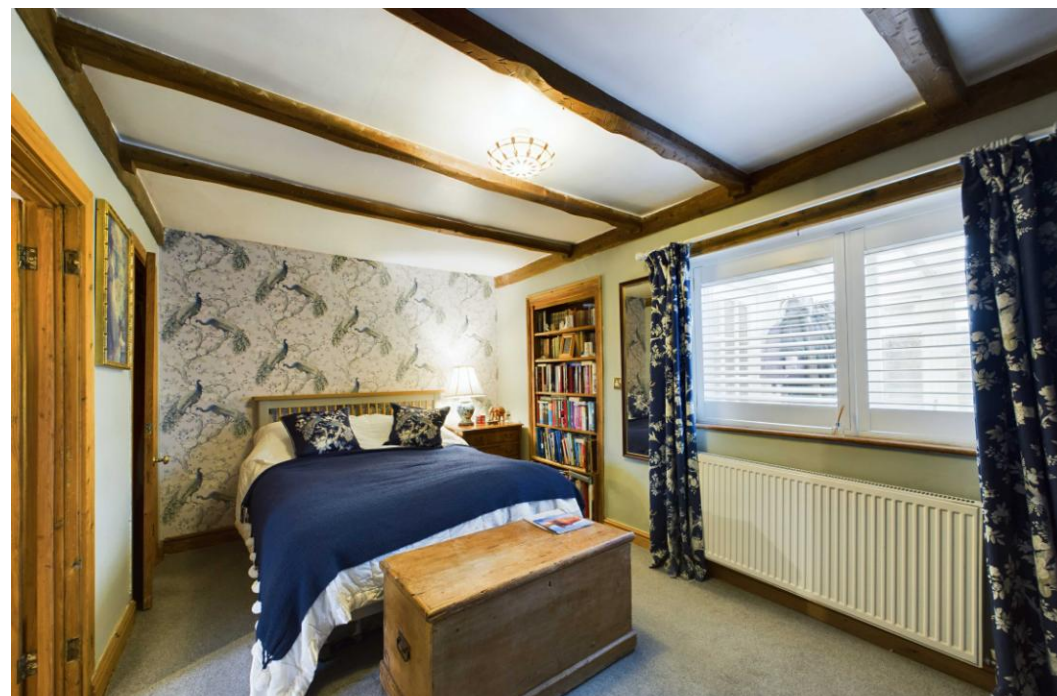
With plumbing and electric.

The rear garden which is enclosed by fencing including some post and rail fencing is predominantly laid to lawn with beds and borders containing various shrubs trees and bushes. Within the garden is a paved patio area and aluminium framed greenhouse. The gardens back onto open paddock land.

There is an external Oil fired boiler (serving central heating and domestic hot water).

**EPC RATING E****COUNCIL TAX BAND D**

**SERVICES** Mains electric, water and sewerage. Oil central heating.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1805.22 ft<sup>2</sup>  
167.71 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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](mailto:brandon@chilterns.co)

[www.chilterns.co](http://www.chilterns.co)