



BELL STREET

FELTWELL, THETFORD, NORFOLK, IP26 4AL

£350,000

FREEHOLD

Chilterns

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Chilterns

A charming and spacious three bedroom period house in this popular village. This modernised house of character boasts good sized and spacious accommodation with period features and modern fixtures and fittings. Including a good sized garden, double cart lodge and single garage, viewings are recommended of this chain free property.

Believed to date back to the mid 1700's, Home Farm is a delightful period house located in the well served and popular west Norfolk village of Felthwell. Extensively refurbished and modernised approximately fifteen years ago, this charming property has retained many period features whilst now benefitting from modern fixtures and fittings conducive to a contemporary lifestyle. These include an oil fired central heating system, Upvc double glazing, and a modern kitchen and bathroom. The property boasts exposed beams, Oak latch doors and an Inglenook fireplace with wood burning stove and Bressemer beam. There is a useful cellar and second floor attic space as well as pleasant cottage gardens and a substantial garage complex including double cart lodge and single garage.

The sale of this property represents a unique opportunity to those purchasers seeking a home of character in a village environment and early viewings of this chain free property are recommended.

Felthwell 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

With part glazed entrance door.

LOUNGE

5.00m x 4.40m (16' 5" x 14' 5") UPVC sealed unit double glazed sash windows with curtains; matching wall lights; under floor heating; inglenook fireplace with inset multi-fuel burning stove and bressumer beam; brick hearth; fitted carpet; exposed beams.

TV ROOM / SNUG

5.00m x 3.16m (16' 5" x 10' 4") Exposed beams and joists; brick feature fireplace with bressumer beam; storage cupboard with shelving; under floor heating; UPVC sealed unit double glazed sash windows; wall lights; fitted carpet and curtains.

DINING ROOM

5.00m x 3.85m (16' 5" x 12' 8") Exposed beams and joists; wall lights; UPVC sealed unit double glazed window with roller blind; UPVC sealed unit double glazed French doors to sun terrace with curtains; under floor heating; fitted carpet.

KITCHEN

4.60m x 3.76m (15' 1" x 12' 4") Well fitted with a range of fitted matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl sink unit with mixer tap; integrated dishwasher; UPVC sealed unit double glazed window with roller blind; UPVC sealed unit double glazed stable type door to outside; splash tiling; velux window; recess for cooker with extractor over; recessed halogen lighting; cushion flooring.

UTILITY ROOM

2.93m x 2.36m (9' 7" x 7' 9") Further range of matching wall and floor cupboard units to match kitchen incorporating single drainer stainless steel sink unit; plumbing for automatic washing machine; cushion flooring; loft hatch; recessed halogen lighting.





SHOWER ROOM

With W.C and wash basin, shower area with plumbed in shower; non slip floor; upvc sealed unit double glazed window; roller blind; airing cupboard containing hot water cylinder and immersion heater.

Staircase leading from Kitchen to Cellar.

CELLAR

With oil fired boiler (serving central heating and domestic hot water).

Staircase leading from TV/Snug to first floor

LANDING

Radiator; upvc sealed unit double glazed windows with roller blinds; wall lights; door giving access to attic space.

MASTER BEDROOM 1

5.08m x 4.32m - extreme measurements (16' 8" x 14' 2") Upvc sealed unit double glazed sash windows with roller blinds; two radiators; fitted carpet and curtains. Door giving access to:

CLOAKROOM

With W.C and wash basin; radiator; shaver/light socket; recessed halogen lighting; cushion flooring.

BEDROOM 2

4.14m x 3.18m (13' 7" x 10' 5") Radiator; upvc sealed unit double glazed sash window; fitted carpet and curtains.

BEDROOM 3

3.90m x 2.60m (12' 10" x 8' 6") Radiator; upvc sealed unit double glazed window with roller blind; fitted carpet.

BATHROOM

2.54m x 2.35m (8' 4" x 7' 9") White suite comprising panel bath, pedestal wash basin and W.C; tiled shower cubicle with plumbed in shower and glass pivot door; upvc sealed unit double glazed window with roller blind; shavers plug/light socket; radiator; cushion flooring.

OUTSIDE

The front garden is retained by an old flint wall and is neatly lawned with box hedging and shingled areas as well as beds and borders containing various shrubs and bushes including rose bushes. To the side there is a shingled area which is enclosed by 6ft close boarded fencing and at the rear there is an extensive paved sun terrace as well as neat lawned areas. The rear garden is enclosed further by walling. Vehicular access is to the rear.

DOUBLE CART LODGE

16' 4" x 16' 4" (5.00m x 5.00m) Brick and tiled. Open bayed.

GARAGE

16' 4" x 9' 4" (5.00m x 2.87m) Brick and tiled with double doors.

EPC RATING E

COUNCIL TAX BAND E

SERVICES Mains water and electricity are connected.

Mains drainage.

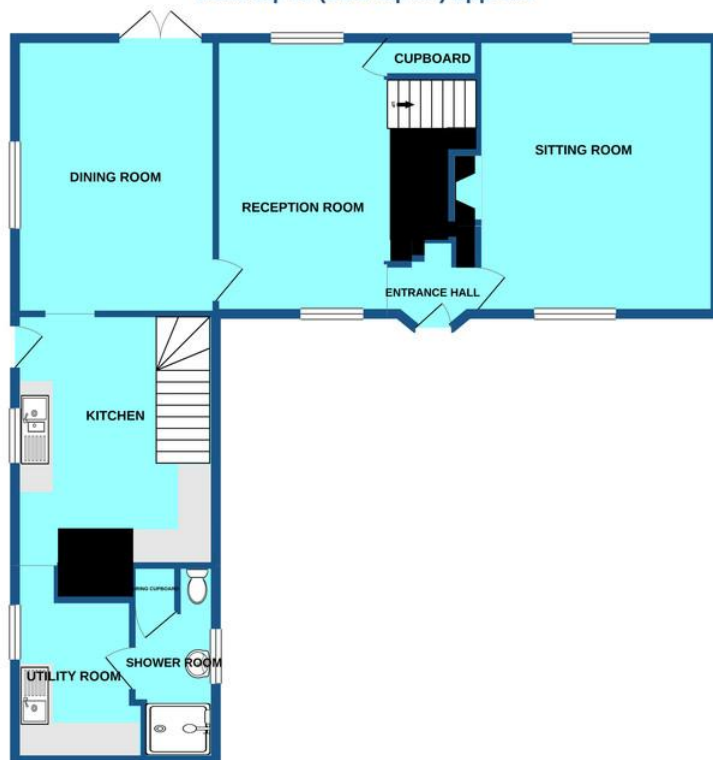
Oil Fired Central Heating.

ACCESS Vehicular access is over the shared private driveway which lies adjacent the property. This also serves the properties to the rear and leads to the double cart lodge and attached garage.





GROUND FLOOR
1022 sq. ft. (95.0 sq. m.) approx.



1ST FLOOR
652 sq. ft. (60.6 sq. m.) approx.



TOTAL FLOOR AREA : 1675 sq. ft. (155.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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