



Moat Side, Feltwell

£1,000 pcm



Moat Side, Feltwell, Norfolk, IP26 4BT

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.



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.

Ideally suited to USAF military members with easy access to RAF Feltwell and RAF Lakenheath.

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 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 GARAGE 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.

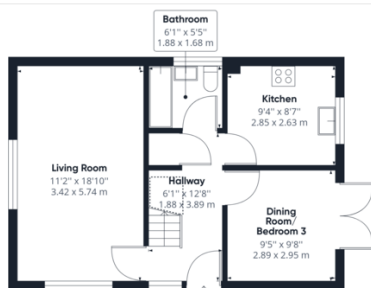
EPC RATING Band D

COUNCIL TAX BAND Band B

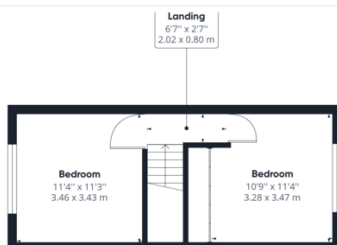
SERVICES Mains electric, water and drainage. Oil central heating.

PET INCLUSION CLAUSE Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
789.23 ft²
73.32 m²

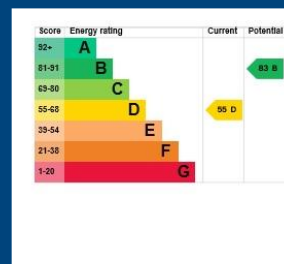
Reduced headroom
17.07 ft²
1.59 m²

(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.

GIRAFFE 360



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