



ADDISON CLOSE

FELTWELL, THETFORD, NORFOLK, IP26 4DJ

£275,000

FREEHOLD

Chilterns

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Chilterns

An established and extended three bedroom semi-detached bungalow set within a popular development of homes within this well served Norfolk village. Offering generous and flexible accommodation with viewings recommended.

This established semi-detached bungalow offers well laid out and flexible accommodation and is pleasantly positioned within this well served Norfolk village.

Having been extended over the years, the property now enjoys a spacious lounge, dining room and kitchen breakfast room along with three bedrooms and a bathroom suite. The current owners in recent years have upgraded the heating system to LPG heating and further benefits include an upgraded kitchen, modern bathroom suite, Upvc double glazing throughout and a large front garden that provides parking for a number of vehicles.

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

With composite entrance door, fitted carpet, two built in storage cupboards, radiator, access to loft space.

DINING ROOM

With open fireplace, radiator, UPVC double glazed window.

LOUNGE

Fitted carpet. radiator. UPVC double glazed window.

KITCHEN/BREAKFAST ROOM

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, built in electric double oven and hob with extractor hood over, built-in dishwasher, wall mounted LPG boiler serving central heating and domestic hot water radiator to floor UPVC double glaze window.

INNER LOBBY

UPVC double glazed door to rear garden.

UTILITY ROOM

Range of matching wall and floor cupboard units with work surfaces over, plumbing for automatic washing machine and vent for tumble dryer, tiled floor, radiator

BEDROOM

Fitted carpet, radiator, UPVC double glazed window.

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BATHROOM

White suite comprising of panelled bath with electric shower over, W.C, wash hand basin with vanity storage beneath, tiled floor, heated towel rail, UPVC double glazed window.

OUTSIDE

The front garden is chiefly laid to lawn with a tarmac driveway providing parking for a number of vehicles. Within the front garden is the underground LPG bulk tank. The rear garden is enclosed by fencing and is laid to lawn with a timber deck area ideal for entertaining.

SERVICES

Mains electric, water and drainage. LPG heating.

COUNCIL TAX BAND A

EPC RATING E







Approximate total area⁽¹⁾
1198.78 ft²
111.37 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

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