



**ST. NICHOLAS DRIVE**  
FELTWELL, IP26 4DW

**£355,000**  
FREEHOLD

**Chilterns**



# ST. NICHOLAS DRIVE

FELTWELL, IP26 4DW

Chilterns

A wonderful opportunity to acquire this immaculately presented three bedroom extended detached bungalow located at the end of this cul-de-sac of similar properties within this well served Norfolk village. Viewings are highly recommended to appreciate the quality accommodation on offer.

## 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 immaculately presented detached bungalow is pleasantly located within a cul-de-sac position towards the outskirts of this popular and sought after West Norfolk village.

Having originally been constructed as a two bedroom, the current owner has undergone an extensive program of refurbishment and upgrading as well as cleverly extending to now create a wonderful family home offering well laid, spacious accommodation throughout. Enjoying lounge, a spacious and well fitted kitchen/breakfast room with utility area off, three bedrooms with the main bedroom benefitting from range of fitted wardrobes as well as en-suite shower room.

Further benefits include oil fired central heating as well as Upvc double glazing throughout. Offered to the market with viewings highly recommended to appreciate this quality home.

## ENTRANCE HALL

With entrance door, wood flooring, radiator, storage cupboard.

## UTILITY AREA 8' 0" x 12' 5" (2.44m x 3.78m)

Range of floor cupboard units, plumbing for automatic washing machine, space for tumble dryer, door leading to garage, storage cupboard, underfloor heating, tiled floor.

**KITCHEN/BREAKFAST ROOM 16' 7" x 14' 4" (5.05m x 4.37m)** Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit, integrated dishwasher, built-in electric oven and a separate multi-function oven and hob with extractor hood over, underfloor heating, Upvc double glazed French doors opening onto rear garden.







**LOUNGE** 16' 0" x 14' 3" (4.88m x 4.34m)

Wood flooring, underfloor heating, Upvc double glazed window and French doors opening onto rear garden.

**BEDROOM ONE** 13' 3" x 11' 3" (4.04m x 3.43m)

Wood flooring, two radiators, fitted wardrobes, Upvc double glazed window.

**EN-SUITE SHOWER ROOM** 8' 11" x 5' 7" (2.72m x 1.7m)

Comprising of shower cubicle with plumbed in shower, w.c, wash hand basin, heated towel rail and underfloor electric heating, Upvc double glazed window.

**BEDROOM TWO** 9' 10" x 10' 5" (3m x 3.18m)

Wood flooring, radiator, Upvc double glazed window.

**BEDROOM THREE** 9' 10" x 8' 11" (3m x 2.72m)

Wood flooring, radiator, built-in double wardrobe cupboard, Upvc double glazed window.

**BATHROOM** 9' 10" x 7' 7" (3m x 2.31m)

Comprising of bath, w.c, wash hand basin, tiled floor, heated towel rail, Upvc double glazed window.

**OUTSIDE**

The front garden is chiefly laid to shingle and provides parking for a number of vehicles and leads to the integral garage, with up and over door, light and power, door to utility area.

The rear garden is enclosed by fencing and is chiefly laid to lawn with a borders containing a variety of shrubs and plants. Within the rear garden is a paved patio area, ideal for entertaining along with a timber garden shed and oil tank.

**SERVICES**

Mains water, drainage, electric.  
Oil heating.

**EPC RATING**

Band D

**COUNCIL TAX**

Band B











**Approximate total area<sup>†</sup>**  
1189.86 ft<sup>2</sup>  
110.54 m<sup>2</sup>

(†) 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.

CIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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