



LIME KILN LANE

FELTWELL, NORFOLK, IP26 4BG

£300,000

FREEHOLD

Chilterns

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Chilterns

An excellent opportunity to acquire this spacious and well presented three bedroom semi-detached bungalow situated in a non-estate position yet still conveniently located within close proximity to the village centre and its amenities. Offered to the market with viewings highly recommended.

An excellent opportunity to acquire this spacious bungalow residence located in the sought after and well served village of Feltwell. Having been extended, adapted and improved in recent years this delightful property offers flexible and versatile accommodation. Early viewings are recommended.

The property benefits from a large open plan entertaining space with extremely well presented kitchen/dining room and a large airy lounge, three double bedrooms and well fitted bathroom. Further benefits include recently installed oil fired boiler as well as solar panels fitted to the roof.

There is plentiful parking to the front of the property which is secured by timber double gates along with an ease of maintenance rear garden which is ideal for entertaining.





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.

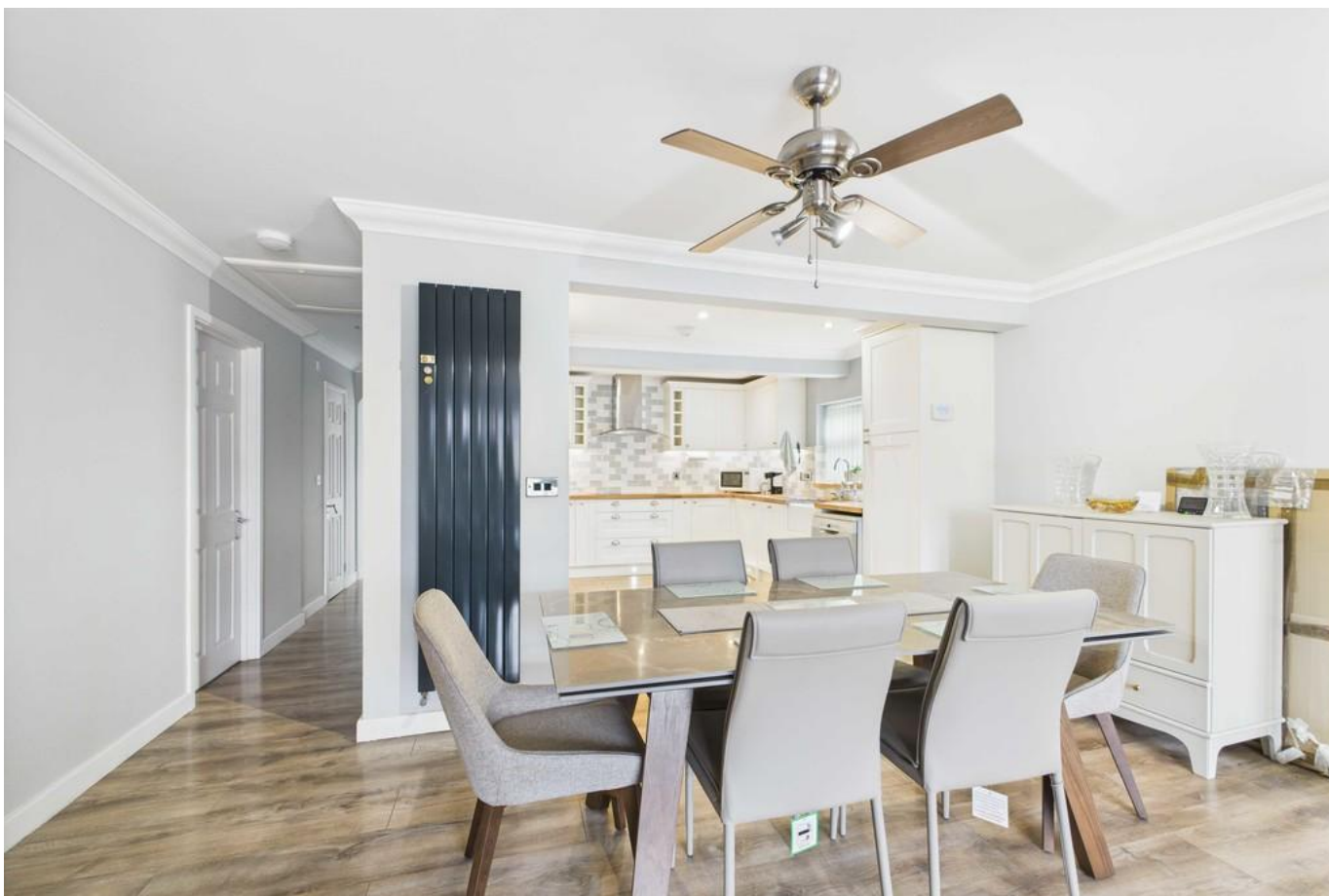
ENTRANCE HALL/UTILITY SPACE 14' 11" x 7' 1" (4.56m x 2.18m) With UPVC sealed unit double glazed entrance door to front and rear and windows; tiled flooring; radiator; space for washing machine and dryer; UPVC sealed unit double glazed entrance door to:

LIVING ROOM/ DINING ROOM 20' 6" x 14' 11" (6.25m x 4.57m) With UPVC double glazed windows to front; carpet flooring in living area; laminate flooring in dining area; radiators; leading to:

KITCHEN 12' 7" x 11' 8" (3.84m x 3.57m) Well fitted with range of matching wall and floor cupboard units with work surfaces over incorporating single butler style sink unit with mixer tap over; tiled splash back; built in electric hob with extractor hood over; built in double oven; double fridge; dishwasher; spot lighting throughout; UPVC double glazed windows to side; tiled flooring:

HALLWAY 21' 6" x 3' 1" (6.57m x 0.94m) Hardwood flooring; radiator.

BEDROOM THREE 13' 0" x 9' 4" (3.97m x 2.87m) Carpet flooring; UPVC double glazed windows to front; range of built in storage units.





BEDROOM TWO 11' 10" x 9' 4" (3.62m x 2.85m)
Carpet flooring; UPVC double glazed window to rear;
radiator.

W.C. 6' 0" x 3' 2" (1.85m x 0.97m) Hardwood flooring;
vanity washbasin and W.C.; heated towel rail; partly
tiled wall.

REAR ENTRANCE HALL 5' 7" x 3' 10" (1.71m x
1.17m) UPVC double glazed door to side; carpet
flooring; radiator.

SHOWER ROOM 7' 5" x 6' 10" (2.28m x 2.10m) Dual
aspect UPVC double glazed window to side and rear;
tiled flooring, walk-in double shower with glass shower
screen; W.C; wash hand basin; hand towel rail.

BEDROOM ONE 13' 7" x 8' 7" (4.15m x 2.64m)
Carpet flooring; UPVC double glazed window to side;
radiator.

OUTSIDE SPACE The front of the property provides
ample parking with the majority of this space being
made up by brick weave drive, there is a further
shingled area which provides additional parking. The
front drive is fully enclosed with double gates to front.

The rear of the property is well suited for those that are
after low maintenance living and has recently been laid
to a resin patio and includes water features with
lighting. Currently there is a garden shed which has
power. The garden is fully enclosed with a wooden
fence. The garden provides access to;

The garage has been converted and is partly used for
storage and could equally used as an ideal space for
those that are looking for a home office. The garage
has mains water, electric. The storage/office room
measurements are as follows; 8'8" x 7' 5" with the
remaining garage measuring as 9' 5" x 7' 5".

SERVICES Mains water, drainage and electric.
Oil Heating

EPC RATING Band B

COUNCIL TAX Band B

SOLAR PANELS We are advised by our clients that
the solar panels are owned outright.

AGENTS NOTE Please be advised that the sale of this
property is subject to obtaining the Grant Of Probate.







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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