



VINCENT CLOSE
FELTWELL, IP26 4BE

£300,000
FREEHOLD

Chilterns

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Chilterns

A unique opportunity to purchase this well presented three bedroom detached bungalow set on this popular and rarely available development of homes close to the centre of this well served Norfolk village. Offering good sized accommodation and plentiful parking. Viewings recommended.

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

Step into contemporary comfort with this pleasantly designed three-bedroom detached bungalow, perfectly blending modern style with practical single-level living. Set in a peaceful residential area, this home offers the ideal balance of privacy and convenience.

As you enter, you're welcomed by a spacious open-plan lounge/diner with bay window to the front aspect and French doors opening onto the rear garden.

The bungalow offers three generously sized bedrooms, including a principal bedroom with en-suite shower room. The two additional bedrooms are ideal for family, guests, or use as a home office. A contemporary family bathroom, finished with quality fixtures and fittings serves the remaining rooms.

Outside, the property features a private driveway with ample parking, a detached garage with EV charging port, and a well-maintained front and rear garden space. Perfect for those seeking a home to downsize, families, or purchasers seeking single-level living without compromising on space, this bungalow is a rare find in today's market.

ENTRANCE PORCH.

With UPVC double glazed entrance door, tiled floor.

ENTRANCE HALL

With hardwood entrance door engineered Oak flooring radiator access to loft space

LOUNGE/DINER

LOUNGE AREA 20' 8" x 10' 11" (6.31m x 3.33m)

Engineered oak flooring, feature, two radiators, sealed unit double glazed bay window to front aspect.

DINING AREA 14' 0" x 9' 2" (4.29m x 2.81m) Engineered oak flooring, UPVC double glazed French doors leading to rear garden.





KITCHEN 12' 4" x 11' 10" (3.76m x 3.62m)

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit, space for electric oven and extractor hood over, plumbing for automatic washing machine and plumbing for dishwasher, airing cupboard housing oil fired boiler with hot water cylinder, engineered oak flooring, sealed unit double window and UPVC double glazed door opening onto rear garden.

BEDROOM ONE 12' 8" x 10' 5" (3.87m x 3.20m)

Engineered oak flooring, radiator, sealed unit double glazed window.

EN-SUITE SHOWER ROOM

Comprising of shower cubicle with plumbed in shower, WC, wash hand basin with vanity storage beneath, heated towel rail, sealed unit double glazed window.

BEDROOM TWO 12' 7" x 9' 4" (3.84m x 2.86m)

Engineered oak flooring, radiator, sealed unit double glazed window.

BEDROOM THREE 9' 5" x 7' 8" (2.88m x 2.36m)

Engineered oak flooring, radiator, sealed unit double glazed window.

BATHROOM

White suite comprising of panelled bath with mixer shower over, wash hand basin, WC, radiator, sealed unit double glazed window.

OUTSIDE The front garden is enclosed by low-level fencing and is chief related to lawn and front a small Green.

A driveway provides parking for a number of vehicles and leads to the:-

BRICK & TILED GARAGE With up and over door, light and power and EV charging point.

The rear garden is enclosed by fencing and is chiefly laid to lawn with borders containing a variety of shrubs plants and bushes. Within the garden is a paved patio area.

SERVICES Mains water, drainage and electric.

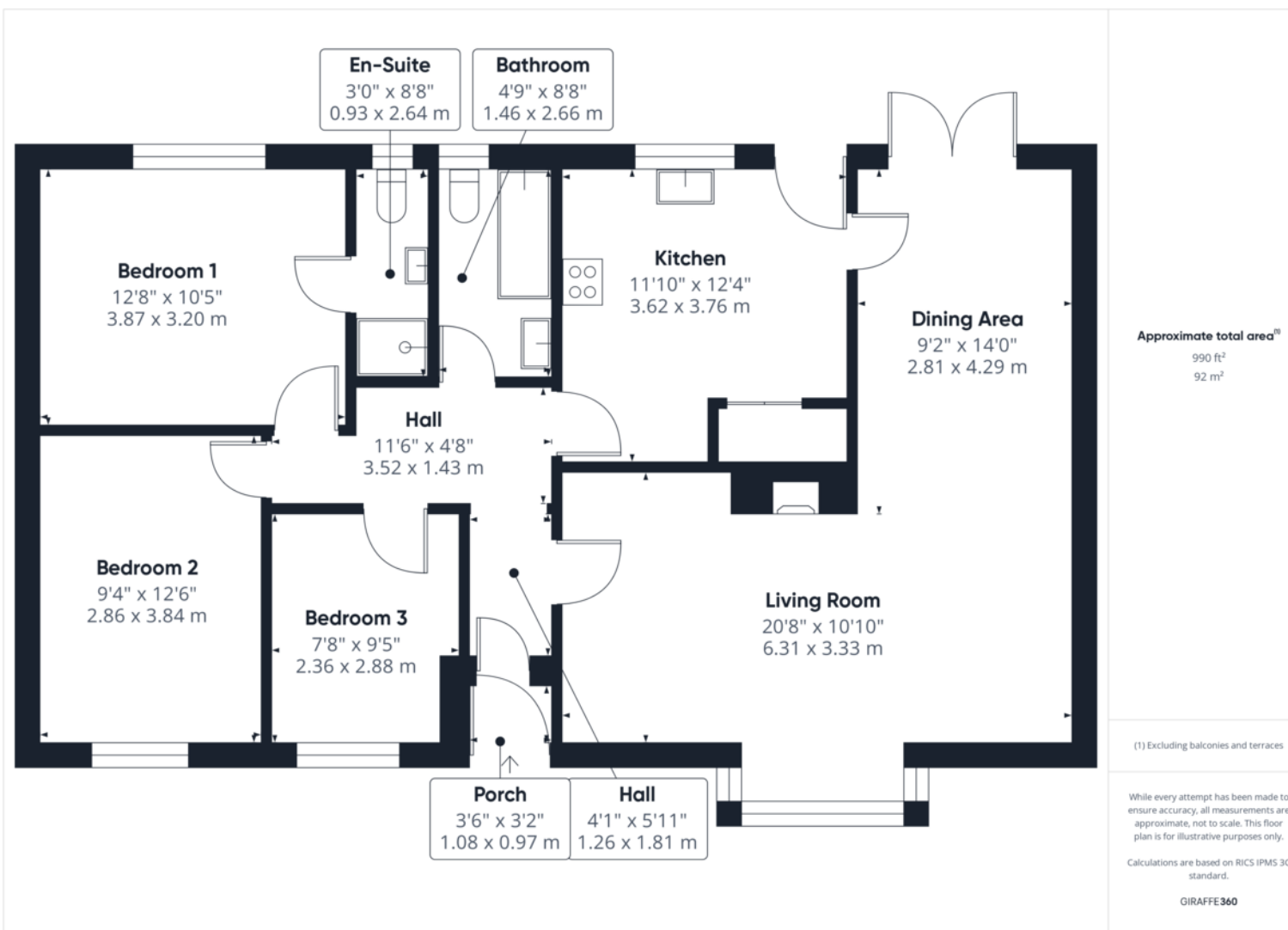
Oil fired central heating.

COUNCIL TAX Band D

EPC RATING Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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