

# chilterns

Estate & Letting Agents

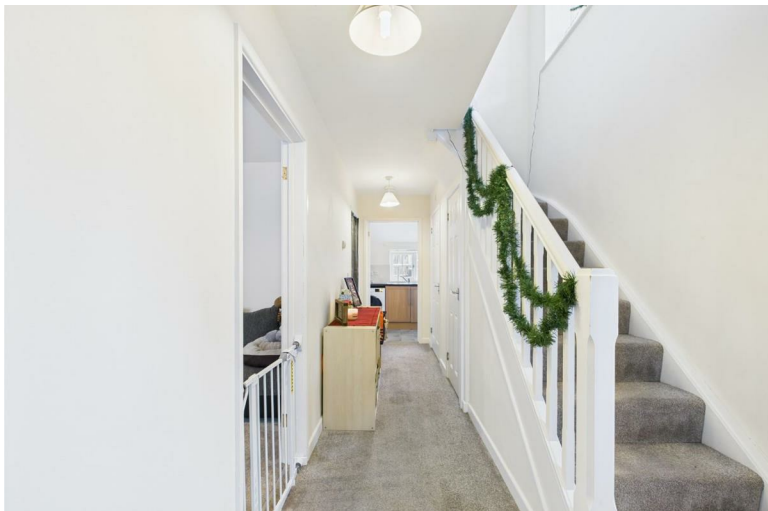


## 2 Old School Close

Feltwell Thetford IP26 4EE

Asking Price £240,000

Freehold



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## Hallway

18'7" x 3'10" (5.68 x 1.18 m)

The hallway welcomes you with a bright and airy space, featuring a staircase leading to the first floor and access to the ground floor rooms. The walls are painted in a clean white shade, complemented by neutral carpeting underfoot, creating a fresh and inviting atmosphere.

## Kitchen

17'8" x 11'6" (5.41 x 3.53 m)

With ample space for both cooking and dining, the kitchen is a bright room featuring light wood cabinets paired with dark countertops. The layout includes integrated appliances and space for a washing machine and dishwasher. Natural light floods in from the window and patio doors that lead out to the rear garden, creating a lively and practical cooking space.

## Laundry Room

5'7" x 7'5" (1.71 x 2.27 m)

The laundry room is a compact, functional space with room for laundry appliances. It has a door leading outside, making it convenient for household chores and storage.

## WC

5'2" x 2'5" (1.58 x 0.76 m)

This downstairs WC is practical and neatly presented, featuring basic sanitary fittings and a window allowing natural light to enter the space.

## Living Room

13'0" x 12'3" (3.96 x 3.74 m)

The living room offers a comfortable, cosy space with

neutral carpeting and light walls that create a calm environment. A large window lets in plenty of natural light, enhancing the room's inviting feel. This room provides an ideal setting for relaxing and entertaining.

## Landing

2'10" x 8'10" (0.87 x 2.70 m)

The upstairs landing is bright and welcoming, with carpeted flooring and access to all first-floor rooms, providing a central point in the home.

## Bedroom 1

17'7" x 11'8" (5.37 x 3.56 m)

The bedroom is a generous space that comfortably fits a double bed and storage. The light, neutral decor and carpet provide a restful atmosphere, while a window ensures the room is well lit with natural daylight.

## En-Suite

5'8" x 7'6" (1.75 x 2.29 m)

An en-suite in the main bedroom features a shower cubicle, sink, and toilet. Its compact size is maximised with light flooring and tiling, providing a clean, functional space.

## Bedroom 2/Office

9'11" x 9'11" (3.03 x 3.04 m)

This office provides a versatile room that can be used for work or study. It features a window to the outside and light carpeting, offering a quiet and practical space.

## Bedroom 3

9'10" x 9'0" (3.01 x 2.74 m)

A smaller room that can be used for storage or as an additional study, this space is functional and benefits from natural light through a window.







**Bathroom**

5'6" x 5'9" (1.69 x 1.77 m)

The main bathroom is practical, fitted with a bath and overhead shower, a sink, and a toilet. The tiled walls and window add a fresh and clean feel to this essential room.

**Rear Garden**

The rear garden is a generous outdoor space enclosed by wooden fencing. It includes a patio area adjacent to the house, laid to paving slabs, and a lawn that is well-maintained. This garden provides a private area for outdoor activities and relaxation.

**Front Exterior**

The exterior of the property is a modern semi-detached house constructed with brick and tiled roofing. It features a neat pathway leading to the front door, and the surrounding area is well-kept with grass and fencing providing boundary definition.



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Road Map



Hybrid Map



Terrain Map



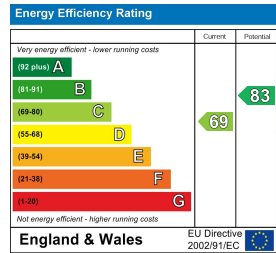
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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