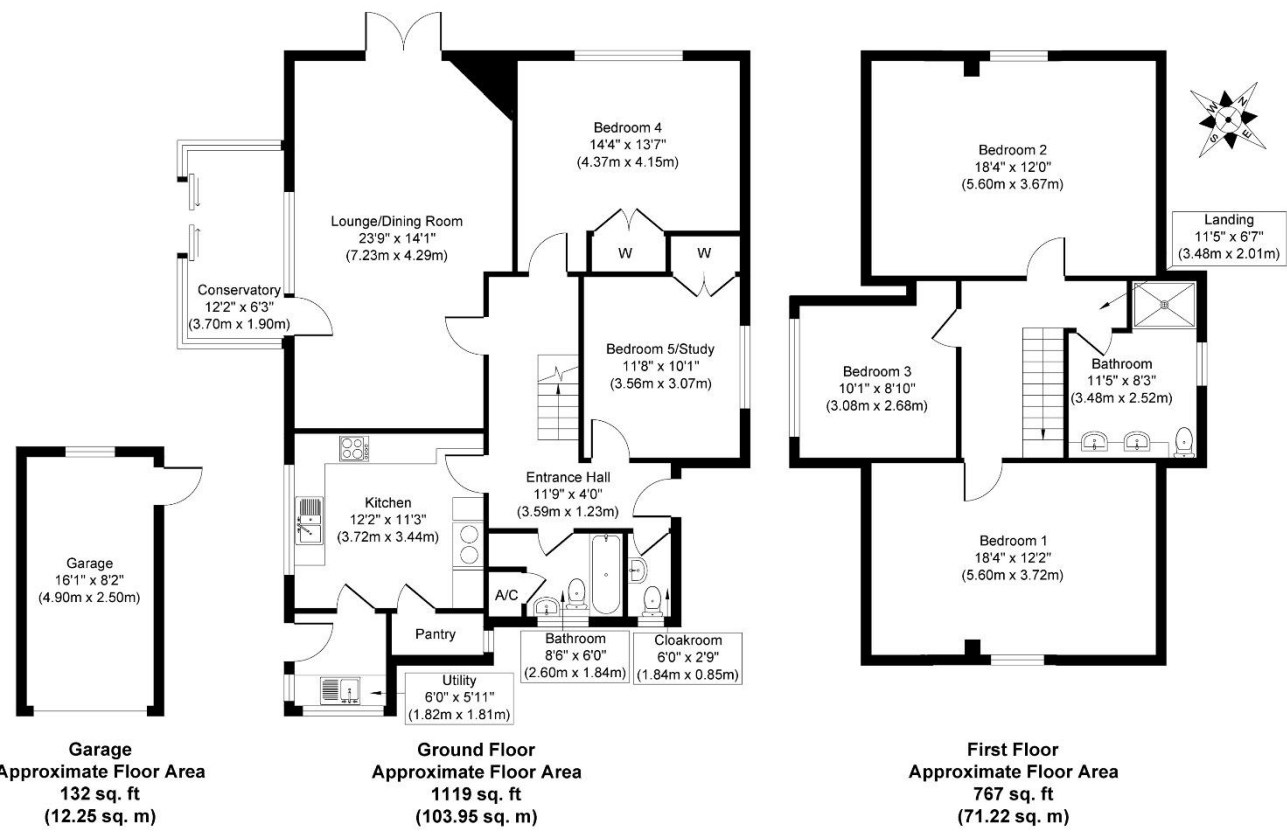


The Street, Felthorpe
OIEO £425,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Spacious Detached Chalet
- Entrance Hallway With Cloakroom
- 24ft Lounge/Dining Room With Wood Burner
- Modern Kitchen With Utility Room
- Four/Five Bedrooms
- Study & Conservatory
- Bathroom & Shower Room
- Garage & Driveway
- Mature Rear Garden With Field Views
- EPC Rating D / Council Tax Band D

Description

We are delighted to bring to the market this attractive family home situated in the popular village of Felthorpe.

Occupying an envious position backing onto fields, this great property offers versatile living accommodation throughout and early viewing is essential to appreciate this beautiful home.

The full accommodation comprises; spacious entrance hallway which has a staircase rising to the first floor and doors which lead to all principal ground floor rooms. Measuring over 24' in length, the sitting/dining room is generous in size with a feature wood burner and French doors which lead out to the rear garden. Furthermore, there is a door from the sitting room which leads to the conservatory to the side aspect. The kitchen is fitted with a modern range of wall and base units with inset ceramic sink and drainer and electric oven with hob above, there is also a stunning Aga range cooker. Additionally, the kitchen features a generous pantry cupboard and modern utility room with further space for appliances and door to the side aspect. Also accessed from the hallway is a study which could be utilised as a 5th bedroom and has built in wardrobes along with bedroom four which also has a built in wardrobes and a window to the rear aspect. Lastly there is a family bathroom on the ground floor with three piece suite and a separate WC.

To the first floor there is a landing which serves as access for the two large double bedrooms, bedroom three and the shower room.

Outside

Outside to the front aspect the property is approached via a generous shingled driveway which offers parking for multiple vehicles. The driveway gives access to the single detached garage with up and over door. There is also a lawned area which is mainly enclosed by mature trees with some flower and shrub borders and there is an access gate to the side.

To the rear aspect there is a mature garden which is mainly laid to lawn with a separate patio area providing seating. With beautiful views over the paddock to the rear and further field views this great garden also offers a high degree of privacy.

Location

The Street, Felthorpe, Norwich, NR10 4AB

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Central Heating, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax D

Directions

Leave Norwich via the Reepham Road and continue past both entrances of Thorpe Marriott. Turn right into Taverham Road and at the junction turn right into The Street where the property can be found indicated on the left hand side indicated by our For Sale Board.

