



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Street, Felthorpe  
£350,000 Freehold



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

Taverham **01603 261104** **rightmove** **ZOOPLA** **nTheMarket.com** **THE GUILD PROPERTY PROFESSIONALS**  
 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.

- Attractive Detached Family Home
- Entrance Porch & Hallway
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Utility Room
- Bay Fronted Lounge With Feature Fireplace
- Modern Shower Room
- Generous Mature Gardens
- Garage, Car Port & Driveway
- EPC Rating E / Council Tax Band B

## Description

Iconic are pleased to bring to the market this three bedroom detached chalet style home situated in Felthorpe.

Occupying a great size plot that overlooks fields to the rear, this great home is also offered with no onward chain. The accommodation comprises; entrance porch with doorway leading to the inner hallway. With doors leading to the majority of the ground floor rooms, the hallway also has a storage cupboard and stairs which rise to the first floor. The sitting room is a good size with a feature fireplace and a bay window to the front aspect. The kitchen is modern throughout and fitted with a range of wall and base units with work tops above. The kitchen also gives access to the substantial utility area which also has ample space for appliances and could easily be converted into another room such as an office or gym space. There is also a good sized conservatory with doors which lead to the rear garden.

Furthermore, to the ground floor there is a generous ground floor bedroom and a modern shower room.

To the first floor there are two well proportioned double bedrooms which offer great storage too.

## Outside

Outside to the front aspect there is a large lawned garden with pathway to the front door and an access gate to the side.

Additionally, there is a driveway which provides off road parking with a single garage and car port. To the rear, there is a beautiful lawn garden with a mixture of flower and shrub borders and mature trees. This beautiful garden also has field views to the rear

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

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

## Tenure

Freehold

## 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.

