



**Crabbes Close, Feltwell, Thetford, IP26 4BD**

**welcome to**

## **Crabbes Close, Feltwell, Thetford**

A spacious DETACHED BUNGALOW in the sought-after village of Feltwell, offered with NO ONWARD CHAIN and enjoying a GENEROUS PLOT, up to FOUR BEDROOMS, versatile living space and a LARGE REAR GARDEN with SUMMERHOUSE, perfect for entertaining and relaxing!

### **Summary**

Situated within the ever popular Norfolk village of Feltwell, this detached property is offered to the market with no onward chain and presents an exciting opportunity for buyers seeking space, flexibility and future potential. The village itself benefits from a range of amenities including a shop, pub, doctors surgery and primary school, while the nearby market towns of Brandon and Downham Market provide further facilities and excellent transport links.

Occupying a prominent position within the road, the home enjoys a low maintenance front garden, driveway providing off-road parking and a garage, delivering practicality from the outset.

Internally, the accommodation has been extended over time to create a substantial and adaptable layout suited to a variety of lifestyles. A welcoming entrance hall leads into a bright dual-aspect lounge, flooded with natural light and offering a comfortable space to relax. The spacious, well equipped kitchen provides ample room for dining, forming a sociable hub of the home.

There are three well proportioned bedrooms, with the principal bedroom benefitting from its own en suite, alongside a family bathroom. An additional versatile room offers the flexibility to serve as a formal dining room, home office or potential fourth bedroom, depending on individual requirements.

To the rear, the garden continues the theme of space. Largely laid to lawn and complemented by timber decking, mature planting and a summerhouse.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, built in storage cupboard and radiator.

#### **Lounge**

With air conditioning unit, dual aspect windows to both the front and side and two radiators.

#### **Kitchen / Breakfast Room**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob, space for fridge/freezer, space and plumbing for washing machine, built in pantry cupboard, dual aspect windows and door leading out to the rear garden.

#### **Master Bedroom**

With window to rear and radiator.

#### **Master En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and heated towel rail.

#### **Bedroom Two**

With window to front and radiator.

#### **Bedroom Three**

With window to front and radiator.

#### **Dining Room / Bedroom Four**

With window to rear and radiator.





### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a shingled front garden with some raised flower beds and a driveway to the right hand side, providing off road parking and access to:

#### **Garage**

With up and over door to front and window to rear.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a timber decking area, some mature trees, floral borders and a Summerhouse.

### **Agents Note**

Please note that the sale of this property is subject to Grant of Probate, which has been issued. Please contact the Branch or speak to your Legal Representative for more information around this.



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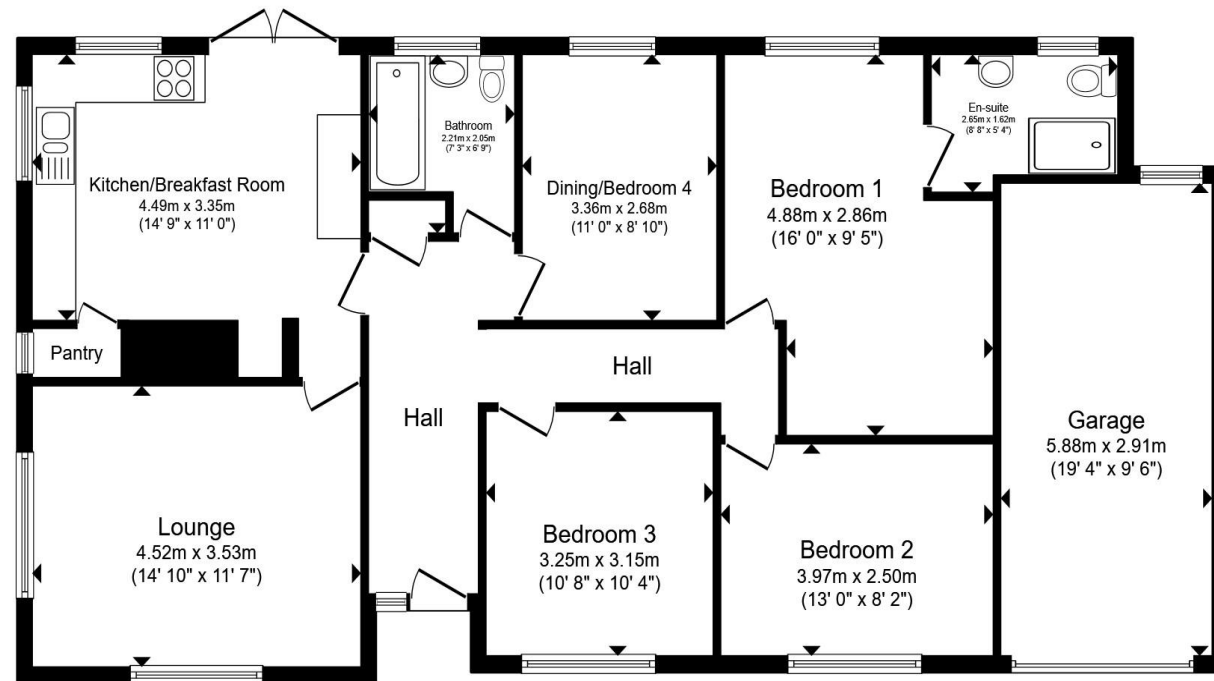
## Crabbes Close, Feltwell, Thetford

- Detached Home in Popular Feltwell Village
- Offered with No Chain!
- Generous Plot with Prominent Position
- Driveway & Garage to Front
- Spacious Kitchen with Dining Area
- Master En-Suite & Family Bathroom
- Three Good Sized Bedrooms
- Additional Reception Room / Fourth Bedroom

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£365,000**



Floor Plan

Total floor area 119.2 m<sup>2</sup> (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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