



**Archers Avenue, Feltwell, Thetford, IP26 4BY**

**welcome to**

## **Archers Avenue, Feltwell, Thetford**

Tucked away in Feltwell, this semi-detached bungalow has plenty to offer! With three good sized bedrooms, garage and driveway parking, well maintained gardens to the rear & side, a spacious living/dining room and a popular cul-de-sac location, early viewing is essential!

### **Summary**

Found in the picturesque village of Feltwell, you will find this well appointed three bedroom semi-detached bungalow, with plenty on offer! With a wide range of amenities immediately on the doorstep, including a petrol station, local village shop and Post Office, various takeaways and good transport links to the local market towns of Brandon and Downham Market, the village itself also has plenty to offer.

Sitting back from the road, a lengthy driveway, giving plenty of space for off road parking, and a handy garage greets you! Inside, the accommodation expands out to a bright and versatile space. Offering a handy side porch/utility room as you come in, with space and plumbing for a washing machine, spacious living/dining room, which would make a lovely space for entertaining, a well equipped kitchen, three good sized bedrooms and bathroom inside, there is plenty of space too!

To the rear, the garden is also a versatile space and offers plenty of scope for the new owner to simply come in and use how they wish.

Overall, internal viewing is a must to truly appreciate what's on offer!

### **The Accommodation**

Entrance door to:

#### **Utility/Porch**

18' 2" x 3' 1" ( 5.54m x 0.94m )

With space and plumbing for washing machine and double glazed door to side.

#### **Entrance Hall**

With built in storage cupboard housing oil fired boiler and further cupboard housing immersion heater.

#### **Living / Dining Room**

21' 6" x 11' ( 6.55m x 3.35m )

With TV point, two radiators and double glazed sliding door to front.

#### **Kitchen**

9' x 9' ( 2.74m x 2.74m )

With a range of wall and base units with worktop over, space and point for cooker with extractor hood over, sink unit with mixer tap over, space for fridge/freezer, double glazed window to front, double glazed door to side and radiator.

#### **Bedroom One**

16' x 9' 6" ( 4.88m x 2.90m )

With fitted wardrobes, double glazed French doors to rear and radiator.

#### **Bedroom Two**

9' 4" max. x 10' 5" max. ( 2.84m max. x 3.17m max. )

With double glazed window to rear and radiator.

#### **Bedroom Three**

9' x 6' 5" ( 2.74m x 1.96m )

With double glazed window to rear and radiator.





### **Bathroom**

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with electric shower attachment over, extractor fan and two double glazed windows to side.

### **Outside**

#### **Front Garden**

To the front of the property, the garden is mainly laid to lawn with gravel borders and conifer hedging to the side. There is also a long driveway with ample room for a number of vehicles leading to a single garage with barn style doors and pedestrian entrance to garden.

#### **Garage**

#### **Rear Garden**

To the rear, there is a good sized plot which is laid mainly to lawn, with raised beds planted out with various shrubs and fruit trees, including apple, plum, cherry and pear. To the rear of the lawned area there is a further barked area that is used for seating but would also be perfect as a children's play area. There is a natural sandstone patio of good size as you exit the bungalow at the rear, creating a good space for more seating and barbecue area. In this area there is also a retractable washing line.

#### **Side Garden**

To side of the driveway, there is a further garden area consisting of raised beds with a rockery and a further gravelled area. There is also a pergola with various climbing plants including honeysuckle and clematis, a pathway to a further gated sizeable garden area to the left of the garage. This area consists of a metal storage shed, pedestrian access to garage and is laid to gravel.



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## **Archers Avenue, Feltwell, Thetford**

- Semi-Detached Bungalow
- Three Good Sized Bedrooms
- Spacious Living/Dining Room
- Garage
- Driveway Parking
- Well Presented Gardens to the Rear & Side
- Appealing Village Location

Tenure: Freehold

Offers Over

**£230,000**



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