



**Hall Drive, Feltwell, Thetford, IP26 4BZ**

**welcome to**

## **Hall Drive, Feltwell, Thetford**

SOLD WITH NO CHAIN! Found in a charming CENTRAL VILLAGE LOCATION is this THREE BEDROOM semi-detached house. With GOOD SIZED accommodation throughout, this home would make a PERFECT FIRST TIME BUY, family home or INVESTMENT!

### **Summary**

Found in the centre of the picturesque yet well appointed village of Feltwell, you will find this three bedroom semi-detached house, 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.

The property itself sits on a good sized plot with large gardens to the front and rear, offering diverse outside space which lends itself to many uses and an off road parking space which is accessed through the secure double timber gates.

Inside the property, you enter in through a porch and entrance hall, which then leads on to the light and airy living room, with a window to the front and lovely patio doors which open out on to the rear garden and the good sized, open plan kitchen/diner, which creates the perfect space to entertain and host family and friends. Upstairs, you will find three good sized bedrooms, a bathroom and a handy separate W.C.

Overall, the fantastic location of this property and the accommodation on offer must be seen to be appreciated! CALL US NOW to book your viewing.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With single glazed timber framed door to:

#### **Entrance Hall**

With storage recess with built in oil fired boiler, textured ceiling and stairs to first floor landing.

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

16' 3 x 8' 4" max. ( 4.88m 3 x 2.54m max. )

With inset single drainer stainless steel sink unit with cupboard and space and plumbing for washing machine below, a range of cupboards and drawers with worktop over, eye level units, built in electric oven, built in ceramic hob with stainless steel hood above, space for tumble dryer, space for fridge/freezer, built in storage cupboard, ceramic tiled flooring, dual aspect sealed unit UPVC windows to the side and rear and sealed unit UPVC door to rear garden.

#### **Living Room**

20' 2" x 10' 10" ( 6.15m x 3.30m )

With textured ceiling, open fireplace in stone surround, double sealed unit UPVC door to rear garden, sealed unit UPVC window to front and two radiators.

#### **First Floor Landing**

With built in storage cupboard and access to the loft space.

#### **Bedroom One**

With sealed unit UPVC window to front, textured ceiling and radiator.





### **Bedroom Two**

With built in storage cupboard/wardrobe, sealed unit UPVC window to front and radiator.

### **Bedroom Three**

8' 11" x 7' 7" min. ( 2.72m x 2.31m min. )

With built in storage cupboard/wardrobe, sealed unit UPVC window to rear, textured ceiling and radiator.

### **Bathroom**

With panelled bath, wash hand basin with cupboard below, ceramic tiled flooring, textured ceiling with vent, sealed unit UPVC window to rear and heated towel rail.

### **Separate W.C**

With close coupled W.C, wash hand basin with cupboard below, ceramic tiled flooring, textured ceiling, sealed unit UPVC window to rear and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a garden which is mainly laid to lawn with established hedgerows throughout, an external oil tank and access to the shops and the high street.

#### **Rear Garden**

To the rear of the property is a garden which is mainly laid to lawn with a garden shed to the side and a gated driveway with additional parking and access to a garage en bloc.

#### **Agents Note**

Please note that the property is currently tenanted and the photos shown were taken prior to the tenants moving in.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Hall Drive, Feltwell, Thetford

- SOLD WITH NO CHAIN!
- Three Good Sized Bedrooms
- Semi-Detached House
- Central Village Location
- Off Road Parking & Garage En Bloc
- Bathroom & Separate W.C
- Gardens to the Front and Rear
- A Great First Time, Family Home or Investment!

Tenure: Freehold EPC Rating: D

**£250,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD111199 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



**williamhbrown.co.uk**