



**Nightingale Lane, Feltwell, Thetford, IP26 4AR**

**welcome to**

## **Nightingale Lane, Feltwell, Thetford**

A DETACHED BUNGALOW in popular Feltwell! Offered with NO ONWARD CHAIN, EV charging point and AMPLE PARKING, solar panels, GARAGE, two bedrooms, CONSERVATORY and versatile gardens, viewing is essential!

### **Summary**

Positioned within the popular Norfolk village of Feltwell, this detached bungalow offers a fantastic opportunity for a first-time buyer, family or investor looking for a well-positioned home with plenty of scope to personalise.

Set on a good-sized plot, the property benefits from a generous front garden, driveway with an EV charging point and ample parking, alongside a useful garage.

Inside, the accommodation has already seen a number of improvements, including a central heating system and solar panels, whilst still offering the new owner the opportunity to add their own style. A welcoming entrance hall leads into a spacious yet cosy living room, flooded with natural light, while the well-equipped family kitchen provides plenty of space for dining.

An adjoining conservatory adds further flexibility and currently offers fantastic utility space. Two good-sized bedrooms and a family bathroom complete the main accommodation.

Outside, the versatile rear garden provides a lovely low-maintenance setting with plenty of scope to personalise, whether creating somewhere to relax, entertain or simply enjoy the outdoors.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and radiator.

#### **Lounge**

With window to front and radiator.

#### **Kitchen**

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, space for fridge/freezer, space and point for oven, built in pantry cupboard, further built in storage cupboard housing water cylinder, window to rear and radiator.

#### **Conservatory**

With concrete base and UPVC surround, space for tumble dryer and space and plumbing for washing machine.

#### **Bedroom One**

With window to front and radiator.

#### **Bedroom Two**

With window to rear and radiator.

#### **Bathroom**

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





## Outside

### Front Garden

To the front of the property, there is a garden which is largely laid to lawn and a driveway which offers ample space for off road parking, an EV charger and access to:

### Garage

### Rear Garden

To the rear of the property, there is a largely lawned garden with a paved patio area and access to the side.



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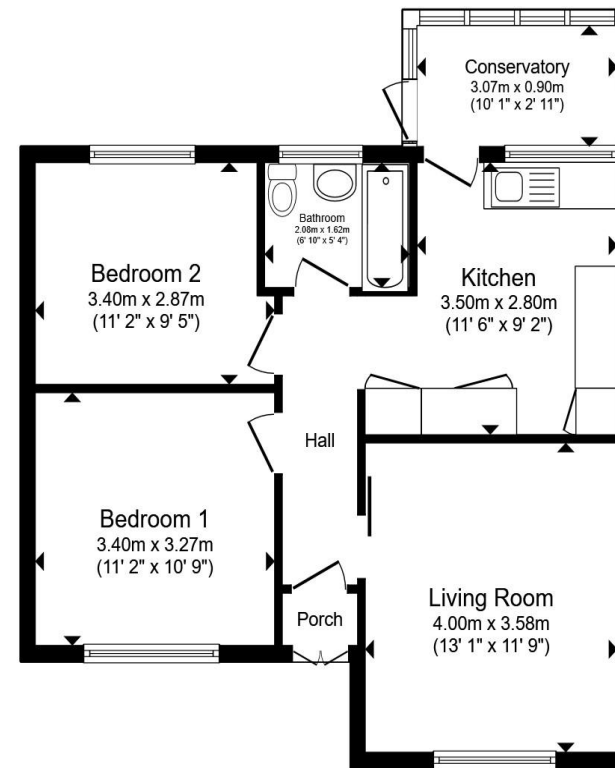
**welcome to**

## **Nightingale Lane, Feltwell, Thetford**

- Detached Bungalow with No Chain!
- Two Good Sized Bedrooms
- New Central Heating System, Solar Panels & EV Charging
- Versatile Rear Garden
- Conservatory to Rear
- Popular Village Location
- Close to Local Market Towns and Further Amenities
- Viewing is Essential

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£220,000**



Total floor area 61.5 m<sup>2</sup> (662 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:  
BRD111472 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

  
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