





Hall Farm Close, Feltwell, Thetford, IP26 4DS

william h brown

welcome to

Hall Farm Close, Feltwell, Thetford

SHARED OWNERSHIP OPPORTUNITY! A modern two-bedroom home in popular Feltwell, featuring efficient AIR SOURCE HEATING, a spacious KITCHEN/DINER, driveway, DOWNSTAIRS CLOAKROOM and well-kept rear garden - a perfect FIRST TIME BUY!

Summary
Situated in the popular and well-connected Norfolk village of Feltwell, this modern two-bedroom home presents an exciting shared ownership opportunity!

The property benefits from the modern features you would expect from a relatively new home, including efficient air source heating & high energy efficiency. Set within a development of similar properties, the home has been well maintained both inside & out.

Approaching the property, you are welcomed by a private driveway providing off-road parking.

Inside, the welcoming entrance hall offers a downstairs cloakroom & plenty of storage. The generously sized kitchen/diner is a real highlight, offering plenty of room for family mealtimes, catching up with friends or entertaining throughout the year. A separate, cosy living room provides the perfect place to relax and unwind at the end of the day.

Upstairs, two fantastic double bedrooms offer comfortable and versatile accommodation, whether you need a restful main bedroom, a guest room or space to work from home. A family bathroom completes the first-floor layout.

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, stairs to the first floor landing and built in storage cupboard.

Downstairs Cloakroom
With W.C and wash hand basin.

Lounge
With window to front and door leading out to the rear garden.

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 and plumbing for washing machine, space and plumbing for dishwasher, space and point for oven, space for fridge/freezer, window to front and door leading out to the rear garden.

First Floor Landing
With access to the loft space and window to rear.

Bedroom One
With dual aspect windows to both the front and rear and smart radiator.

Bedroom Two
With dual aspect windows to both the front and rear and smart radiator.

Bathroom
With W.C, wash hand basin, bath with shower attachment over, skylight and heated towel rail.









Outside

Front Garden
To the front of the property, there is an area laid to lawn with some shrubs and plants throughout and a brickweave driveway to the side, providing space for off road parking.

Rear Garden
To the rear of the property, the enclosed rear garden is largely laid to lawn with a paved patio area and air source heat pump.

Agents Note
Full market price is £190,000
Shared Ownership Price - Example - 75% share (£142,500) - Rent of £131.72 pcm on the 25% share owned by Freebridge (£47,500)

Different shares can be purchased up to a maximum of 80%. Please speak to the housing association for more information.

Under Section 106, there could be a local area restriction for a prospective buyer.





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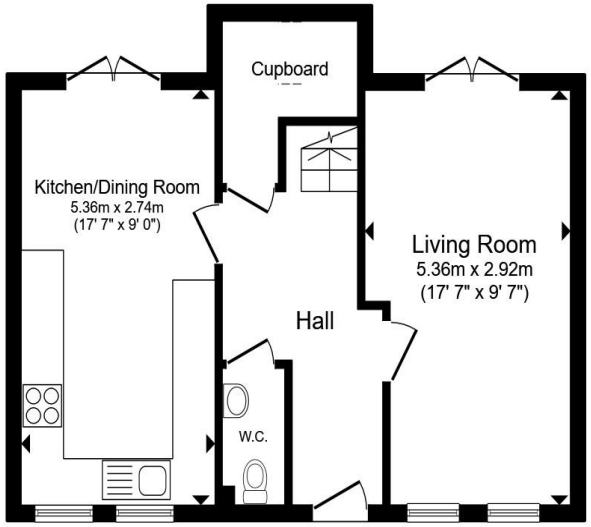
Hall Farm Close, Feltwell, Thetford

- Shared Ownership Opportunity
- Modern Semi-Detached House
- Spacious, Well-Kept Accommodation
- Two Double Bedrooms
- Downstairs Cloakroom & Upstairs Family Bathroom
- Air Source Heating & High Energy Efficiency
- Versatile Rear Garden
- Sought After Norfolk Village Location

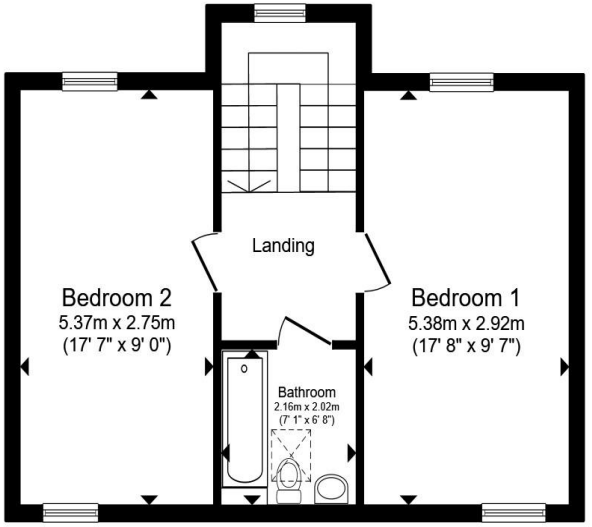
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£142,500



Ground Floor



First Floor

Total floor area 87.0 m² (937 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

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The Property Ombudsman

Property Ref:
BRD111484 - 0002

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.

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