



**Rawlins Way, Feltwell, Thetford, IP26 4DG**

**welcome to**

## **Rawlins Way, Feltwell, Thetford**

DETACHED BUNGALOW WITH NO CHAIN! Offering three bedrooms, spacious living areas, kitchen/diner, conservatory, and a good-sized rear garden, all in a popular Feltwell location with excellent amenities and masses of scope to modernise throughout, viewing is essential!

### **Summary**

Set in the popular and well-served Norfolk village of Feltwell, with a range of amenities on the doorstep - including shops, a reputable pub, takeaways and a doctors surgery - and with further market towns such as Brandon and Downham Market only a short commute away, this detached bungalow is sold with no onward chain and offers excellent scope for modernisation throughout.

The property sits on a generous plot and provides ample space both inside and out, making it an appealing option for a wide range of buyers - from families seeking single-storey living to those looking to downsize and enjoy a quieter village lifestyle.

A welcoming entrance porch leads into a bright and spacious living room, followed by a well-equipped kitchen/dining room, three good sized bedrooms, a conservatory which works perfectly as additional utility or storage space, and an accessible shower room.

To the rear, the garden is of a good size and offers clear potential for landscaping, further improvement or creating a private outside oasis tailored to your needs.

With no chain and plentiful scope, viewing is strongly advised.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to side and window to front.

#### **Living Room**

13' 1" max. x 16' max. ( 3.99m max. x 4.88m max. )

With window to front, radiator and door to:

#### **Conservatory**

With doors leading out to the rear garden.

#### **Kitchen / Diner**

19' 3" x 11' max. ( 5.87m x 3.35m max. )

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 for fridge/freezer, dual aspect windows to both the front and side, door to side and radiator.

#### **Bedroom One**

13' 1" x 10' 9" ( 3.99m x 3.28m )

With window to rear and radiator.

#### **Bedroom Two**

11' x 7' 7" ( 3.35m x 2.31m )

With window to rear and radiator.

#### **Bedroom Three**

8' 6" x 10' 9" ( 2.59m x 3.28m )

With built in storage cupboard, window to side and radiator.

#### **Wet Room**

With W.C, wash hand basin with taps over, walk-in shower enclosure with shower attachment over, two windows to side and heated towel rail.





### **Outside**

To the rear, the garden is largely laid to lawn with an air source heat pump, door to Garage and garden shed.

### **Garage**

### **Driveway**

Which is accessed via Lamberts Drive.

### **Agents Note**

The property has recently had solar panels installed. Please contact the Branch for more details with regards to them.



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## Rawlins Way, Feltwell, Thetford

- Detached Bungalow in Popular Feltwell
- Sold with No Onward Chain!
- Excellent Scope to Modernise Throughout
- Bright and Spacious Living Room
- Well Equipped Kitchen / Dining Room
- Three Good Sized Bedrooms
- Conservatory - Ideal for Utility/Storage
- Generous Rear Garden with Further Potential

Tenure: Freehold EPC Rating: D

**£245,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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