



**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, 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 is a driveway, which offers off road parking space and access to:

#### **Garage**

#### **Rear Garden**

To the rear of the property is a garden which is largely laid to lawn with a paved patio area and shed.



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



welcome to

## Archers Avenue, Feltwell, Thetford

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

Tenure: Freehold

**£240,000**



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:  
BRD109918 - 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.



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)