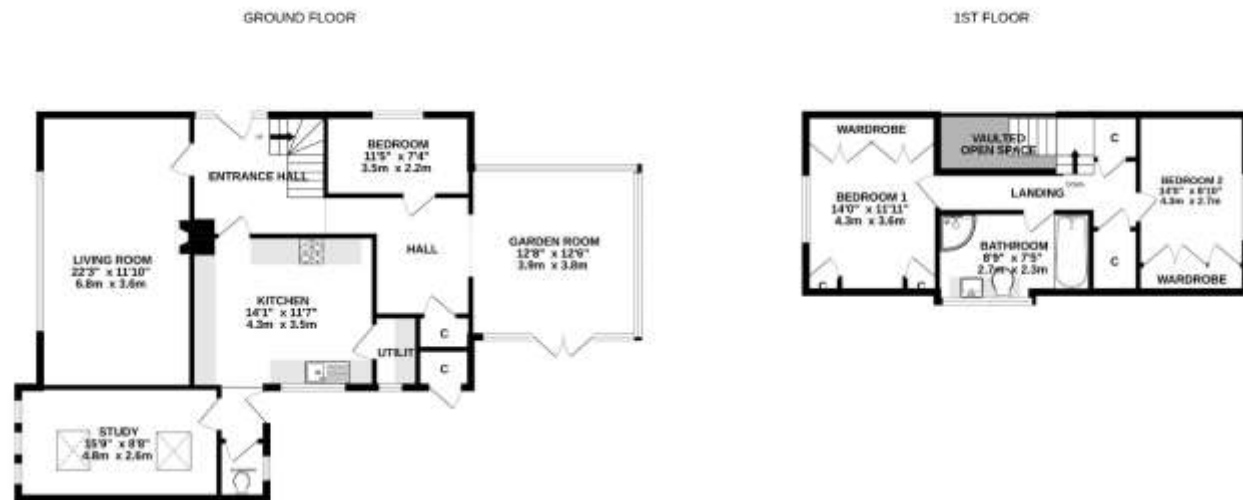


The Street, Felthorpe
£375,000 Freehold



We have every attempt to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Stunning Detached Family Home
- Spacious Hall Entrance
- Three Bedrooms
- Modern Kitchen Plus Utility
- Generous Sitting Room

- Study & Garden Room
- Modern Four Piece Bathroom Suite
- Generous Enclosed Rear Garden
- Driveway Providing Ample Parking
- EPC Rating D / Council Tax Band C

Description

Iconic Estate Agents are delighted to introduce this attractive three-bedroom chalet-style home, occupying a generous plot in the popular village of Felthorpe.

Having been modernised throughout by the current owners, the property offers well-presented and versatile accommodation arranged over two floors, making it an excellent choice for a range of buyers. An early internal inspection is highly recommended.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor. The spacious living room is a particularly welcoming reception space, featuring a large front-facing window and ample room for comfortable seating and furnishings. The modern kitchen is well proportioned and provides a practical range of fitted units and work surfaces, with an adjoining utility area providing additional functionality. From the hall, there is also access to a useful ground floor cloakroom. A real feature of the property is the garden room, positioned to the rear and offering a versatile additional reception space with views and access towards the garden. This would make an ideal dining area, family room or relaxed everyday living space. Also situated on the ground floor is a generous bedroom, while the separate study provides an excellent home-working environment or could alternatively be used as a hobby room or additional reception space.

To the first floor are two further well-proportioned bedrooms, both benefiting from useful wardrobe storage. The landing also features an attractive vaulted open space, adding to the sense of light and space on this floor. A modern family bathroom completes the first-floor accommodation.

Outside

Outside, the property is approached via a driveway providing ample off-road parking. Occupying a generous plot, the property offers excellent potential for those seeking good outdoor space alongside versatile internal accommodation.

Location

Situated within the village of Felthorpe, the property provides a peaceful setting whilst remaining within easy reach of Norwich and the surrounding villages.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Fired Central Heating, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From the B1149 Holt Road, turn left into and follow the road along onto The Street, Felthorpe. The property can be found on the right hand side.

