

oakheart



£350,000

Guide Price
School Road, Foulden

** GUIDE PRICE £350,000 TO £375,000**

Nestled in the picturesque Norfolk village of Foulden, this deceptively spacious detached bungalow offers flexible accommodation across two floors, combining comfort, practicality, and versatility.

A welcoming entrance hallway provides space for coats and shoes and gives access to a convenient cloakroom and the rear garden. Off the hallway is a generous office, formerly the garage, now converted into an ideal home-working space. This versatile room could also serve as a snug, hobby room, or guest bedroom.

At the heart of the home is a modern dual-aspect kitchen/diner, perfect for everyday

family life and entertaining alike. With direct access to the garden and a connecting door to the living room, it offers a bright and sociable environment.

The spacious living room provides a comfortable place to relax, while a separate dining room offers a more formal entertaining space. For those requiring additional accommodation, this room could easily be adapted into a fourth bedroom.

The ground floor also features a double bedroom with direct access to a conservatory, creating a peaceful spot to enjoy a quiet morning coffee while planning for the day ahead.

Completing the ground floor accommodation is a generous family bathroom with

useful built-in storage. An inner hallway leads to the first floor bedrooms.

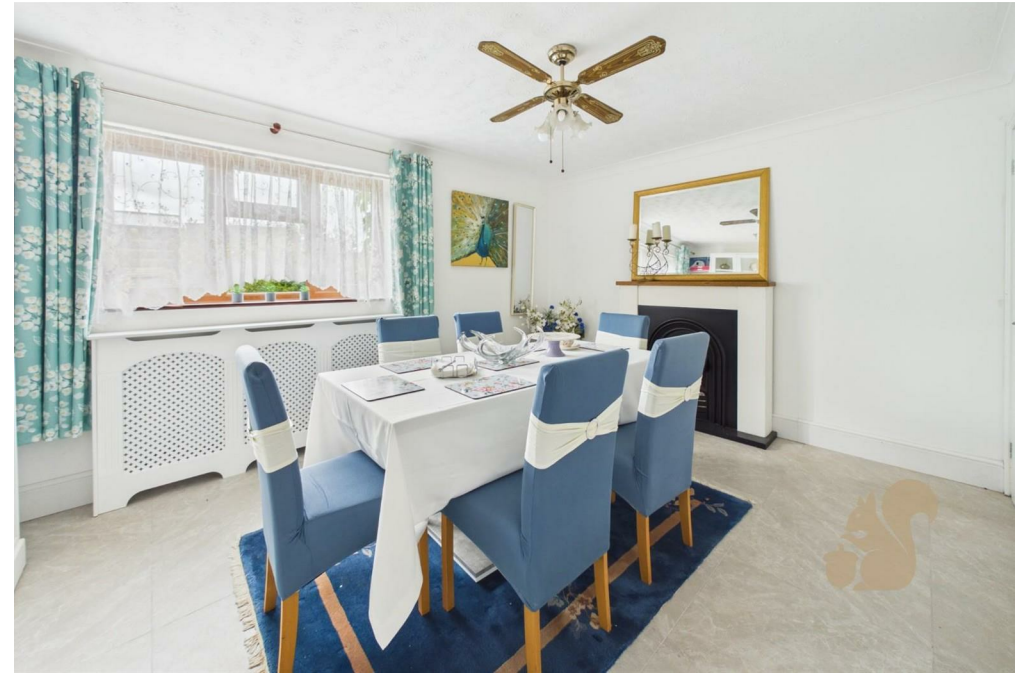
Upstairs, there are two further double bedrooms. One benefits from an en-suite shower room, while the other enjoys a dressing area and its own bathroom, providing excellent privacy and convenience.

Outside, the property offers a driveway to the front, providing off-road parking, along with garden access from multiple points within the home.

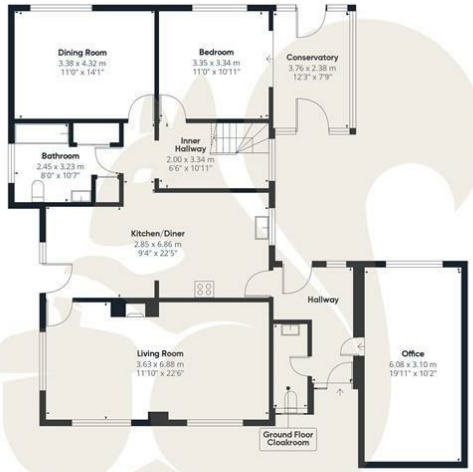
Offering flexible living arrangements in a peaceful village setting, this delightful bungalow is well suited to families, professionals, or anyone seeking a tranquil countryside lifestyle.











Ground Floor



Floor 1



oakheart

GLA[®]
 192.17 m²
 2068.46 ft²
Total
 192.17 m²
 2068.46 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in
 Reduced headroom
 ----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Local Authority:
 Breckland

Tenure:
 Freehold

Council Tax Band:
 E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
 01284 331077
 bury@oakheart.co.uk
 8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart