

# 40 Addison Close - Asking Price £375,000

Feltwell, Thetford, IP26 4DJ

**chilterns**

Estate & Letting Agents



# Asking Price £375,000

## The Property

Situated at the end of a quiet cul-de-sac in the popular Norfolk village of Feltwell, this spacious five-bedroom semi-detached family home offers flexible accommodation, a generous garden plot, plenty of parking and an attached double garage.

Located on Addison Close, the property is well placed for village life, with local schools, everyday amenities and a doctors surgery nearby. Feltwell is a well-served village with a welcoming community feel, making this an ideal setting for families looking to upsize.

The home has been extended to create a modern and practical layout, with a light and airy feel throughout. The main living space is a real highlight, offering an open-plan flow between the kitchen/diner and lounge. This creates a sociable family area, perfect for day-to-day living, entertaining guests and spending time together. The kitchen/dining area provides excellent space for family meals, while the lounge offers a comfortable place to relax.

In addition to the five bedrooms, the property also benefits from a separate study, ideal for home working, a playroom or hobby room. Subject to any necessary permissions and works, the study could potentially be converted into a bathroom, giving further flexibility to suit a growing household.

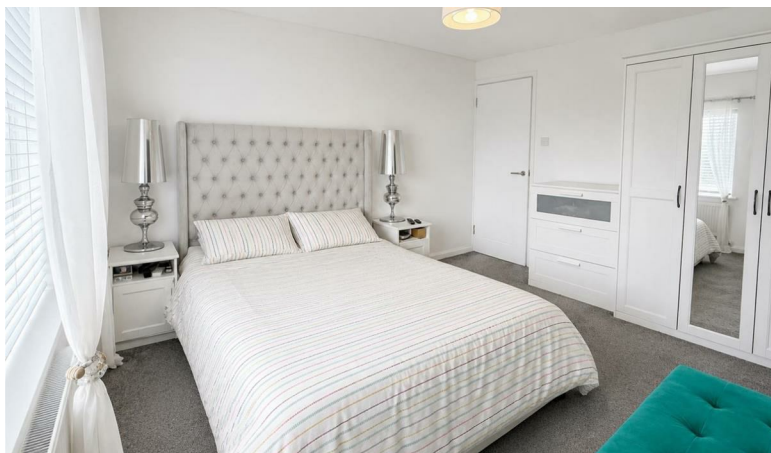
Outside, the property enjoys a large garden plot, offering great space for children, pets, outdoor dining and entertaining. The end-of-cul-de-sac position adds to the appeal, giving the home a tucked-away feel while still being close to village facilities. To the front, there is plenty of parking, along with an attached double garage providing further storage, parking or workshop potential.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

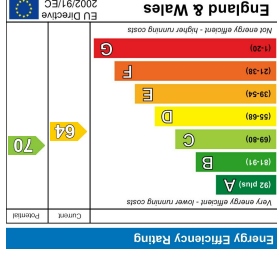
## Features

- MODERN OPEN-PLAN KITCHEN/ DINER
- GENEROUS REAR GARDEN
- EXTENDED HOME WITH EXCELLENT FAMILY SPACE
- GARAGE AND DRIVEWAY PARKING
- QUIET RESIDENTIAL CUL-DE-SAC
- PERFECT FOR A GROWING FAMILY
- CLOSE TO LOCAL SCHOOLING AND SERVICES
- STUDY OFFERING POTENTIAL FOR ALTERNATIVE USE
- AN EXCELLENT OPPORTUNITY IN FELTWELL
- AVAILABLE NOW





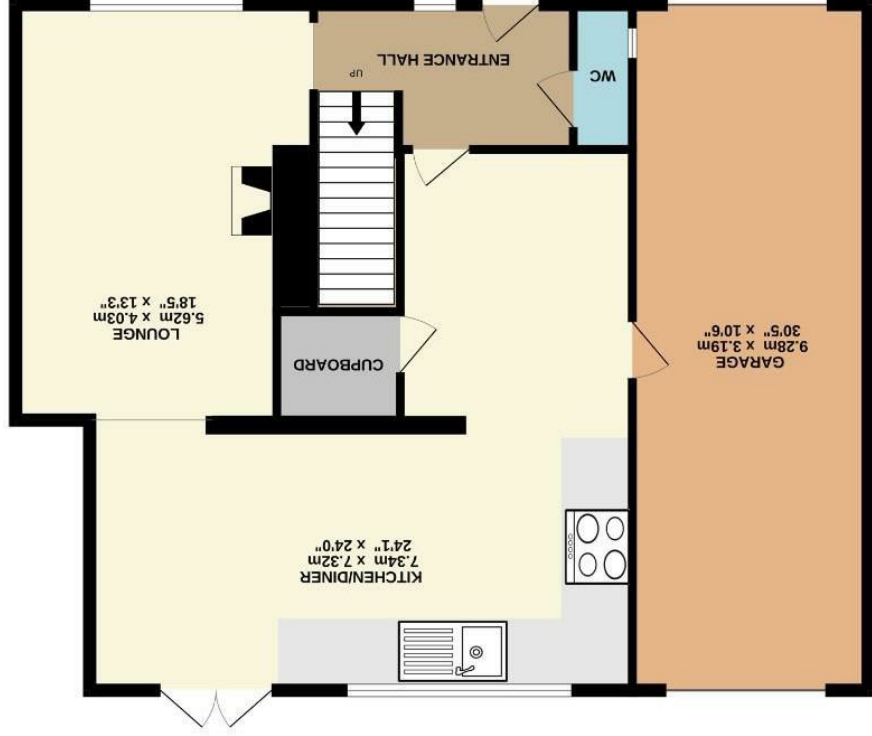
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



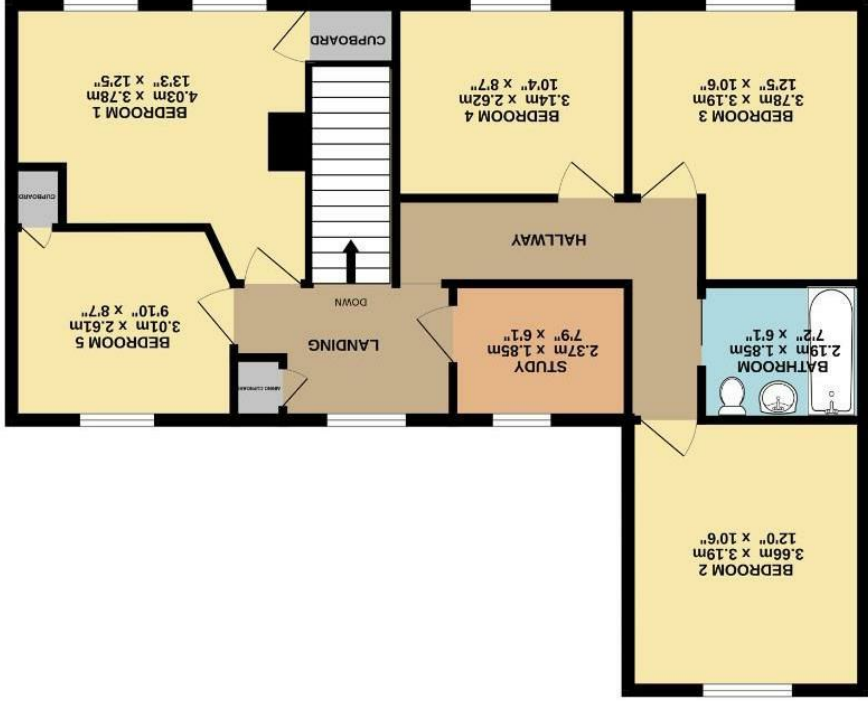
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operability or efficiency can be given.  
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TOTAL FLOOR AREA : 176.8 sq.m. (1904 sq.ft.) approx.



GROUND FLOOR  
 100.8 sq.m. (1085 sq.ft.) approx.



1ST FLOOR  
 76.1 sq.m. (819 sq.ft.) approx.