17 Lime Kiln Lane - Offers In Excess Of £270,000

Feltwell Thetford Norfolk IP26 4BG

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Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Offers In Excess Of £270,000

The Property

An excellent opportunity to acquire this spacious and well presented three bedroom semi-detached bungalow situated in a non-estate position yet still conveniently located within close proximity to the village centre and its amenities. Offered to the market with viewings highly recommended.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

SITUATION LOCATION

An excellent opportunity to acquire this spacious bungalow residence located in the sought after and well served village of Feltwell Having been extended, adapted and improved in recent years this delightful property offers flexible and versatile accommodation. Early viewings are recommended.

The property benefits from a large open plan entertaining space with extremely well presented kitchen/dining room and a large airy lounge, three double bedrooms and well fitted bathroom. Further benefits include recently installed oil fired boiler as well as solar panels fitted to the roof.

There is plentiful parking to the front of the property which is secured by timber double gates along with an ease of maintenance rear garden which is ideal for entertaining.

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery. The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket. King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond.

ENTRANCE HALL/UTILITY SPACE

15'0" x 7'2"

With UPVC sealed unit double glazed entrance door to front and rear and windows; tiled flooring; radiator; space for washing machine and dryer; UPVC sealed unit double glazed entrance door to:

LIVING ROOM/ DINING ROOM

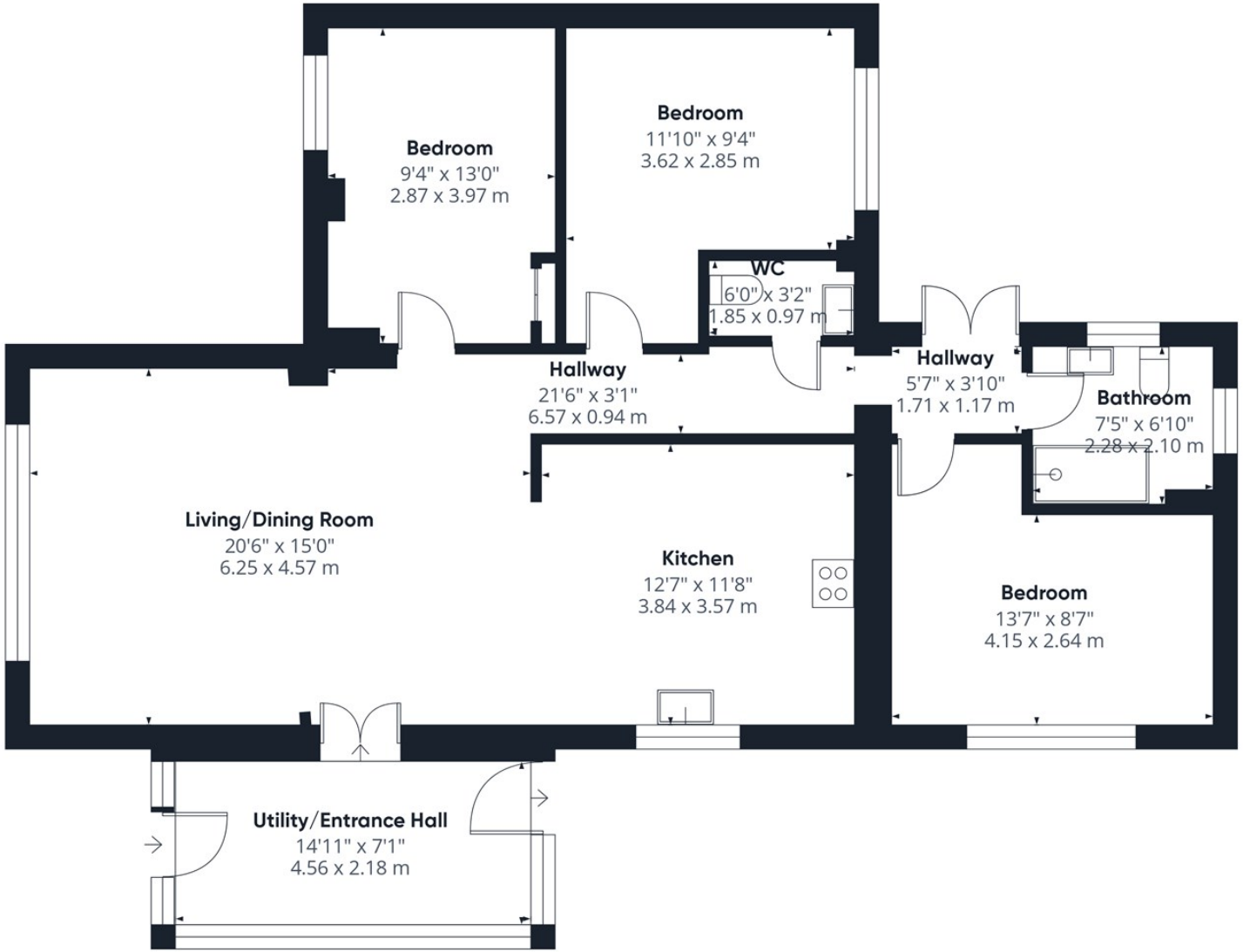
20'6" x 15'0"

With UPVC double glazed windows to front; carpet flooring in living area; laminate flooring in dining area; radiators; leading to:

Features

- THREE DOUBLE BEDROOMS
- NON-ESTATE POSITION
- LARGE OPEN PLAN LOUNGE/DINER/KITCHEN
- SHOWER ROOM
- MODERN FIXTURES & FITTINGS
- OIL FIRED CENTRAL HEATING
- SOLAR PANELS
- SPACIOUS ACCOMMODATION
- AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED

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.



Approximate total area(1)

1120 ft²

104.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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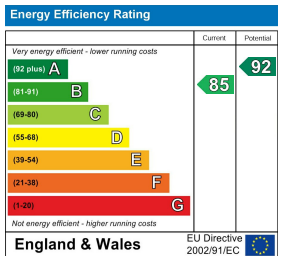

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