

chilterns

Estate & Letting Agents



19 Newcombe Drive

Feltwell Thetford IP26 4AH

Offers In Excess Of £350,000
Freehold



19 Newcombe Drive

Feltwell Thetford IP26 4AH

Offers In Excess Of £350,000



SITUATION AND LOCATION

Having been greatly improved by the current owners this good sized and well laid out detached bungalow with oil central heating and new loft insulation is pleasantly positioned at the end of a cul-de-sac on this popular development of homes within the well served village of Feltwell.

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

KITCHEN/DINER

Well fitted modern kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating one a half bowl sink unit, plumbing for automatic washing machine, space for cooker, three cupboards, wood-effect stone composite flooring, dual aspect double glazed windows and a radiator.

SITTING ROOM

This living room features a large window, a radiator, fitted carpet, and double glass panelled doors leading to the dining/family room.

DINING ROOM

This room is bright and inviting with 2 radiators, front window, fitted carpet, double glass panelled doors to the sitting room and a glass panelled front door.

BEDROOM 1

This bedroom has fitted carpet, radiator, and a large window.

WALK-IN WARDROBE & EN-SUITE

Attached to the main bedroom is a well-lit walk-in wardrobe and en-suite. The en-suite benefits from walk-in double shower with glass panel, frosted window, w.c, wash hand basin, extractor fan, shaving point and heated towel rail.

BEDROOM 2

This bedroom is bright and peaceful with fitted carpet, large window and radiator.

BEDROOM 3

With wood effect laminate flooring, large window to the front aspect and a radiator is currently used as a craft room.

BEDROOM 4

With a large window, radiator and fitted carpet is also used as a craft room currently.

BATHROOM

The main bathroom is well equipped, featuring a bath with overhead shower, wash basin, extractor fan, W/C, heated towel rail, cupboards and 2 frosted windows.

OUTSIDE (FRONT)

A neatly maintained front garden with a small lawn



and surrounding shrubs adds greenery and appeal. The property includes a gravel driveway offering ample parking space and leading to both a detached garage and side access. Large front windows allow natural light into the home, while hanging baskets and potted plants add a welcoming touch.

OUTSIDE (REAR)

The rear of the property offers a generous and versatile outdoor space surrounded by mature trees and established greenery, providing a sense of privacy and natural shade. This area feels peaceful and secluded, ideal for gardening or relaxing. Access to oil tank, wooden sheds and workshop.

There are paving slabs waiting to be laid at the top for a patio.

WORKSHOP

This well equipped workshop offers a practical space with wooden insulated and lined walls. It has ample shelving, worktop with cupboard under, LED strip lighting and own fuse box.

SERVICES

Mains water, drainage and electric.
Oil heating.

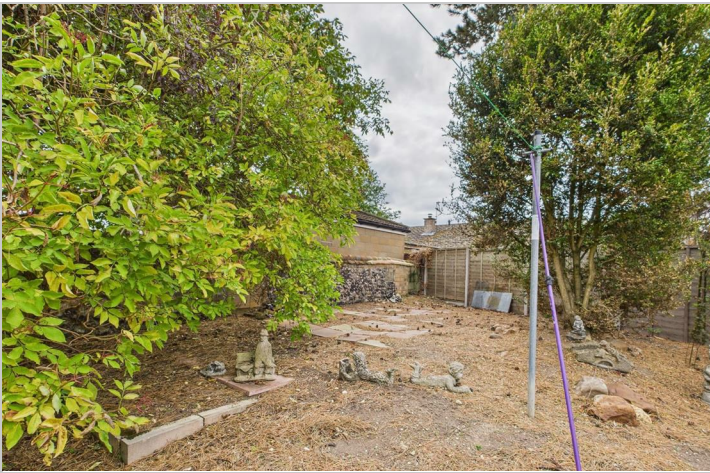
COUNCIL TAX

Band D

EPC RATING

Band D - not accounting for wall insulation





Walk-in Wardrobe
10'8" x 2'9"
3.27 x 0.86 m

Bathroom
10'9" x 4'10"
3.30 x 1.49 m

Master Bedroom
10'9" x 11'9"
3.28 x 3.60 m

Bedroom 4
8'11" x 10'4"
2.73 x 3.16 m

Bedroom 2
14'0" x 9'6"
4.28 x 2.91 m

Bedroom 3
9'11" x 9'7"
3.04 x 2.92 m

Family Room
15'0" x 10'5"
4.58 x 3.17 m

Dining Room
7'11" x 9'8"
2.43 x 2.97 m

Living Room
20'4" x 11'4"
6.21 x 3.48 m

Kitchen
20'2" x 8'10"
6.17 x 2.70 m

Bathroom
8'1" x 5'10"
2.47 x 1.79 m

Hallway
12'5" x 3'8"
3.79 x 1.13 m

Entry
3'10" x 2'9"
1.19 x 0.85 m

Approximate total area⁽¹⁾
1345 ft²
125 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		55	69
Not energy efficient - higher running costs		EU Directive 2010/6/EC	