

Lawsons
ESTATE AGENTS

31 Addison Close, Feltwell

In Excess of **£195,000**

31 Addison Close

Feltwell, IP26 4DJ

Charming two-bedroom semi-detached bungalow, offered chain free and set within an idyllic village location. The property boasts a lounge and dining area, perfect for relaxing or entertaining, and a kitchen with ample storage. The family bathroom is thoughtfully designed for comfort and convenience. With its generous plot, this semi-detached bungalow presents an ideal opportunity for those seeking a peaceful lifestyle in a picturesque setting. Additional features include a garage and driveway, offering practical solutions for storage and parking. Early viewing is highly recommended - call now to arrange your appointment.

Council Tax band: A

Tenure: Freehold

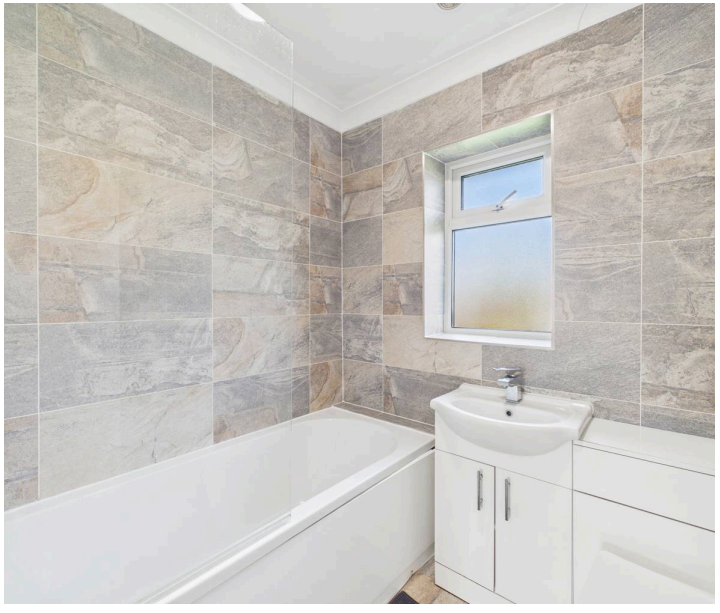
- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- GENEROUS PLOT
- FAMILY BATHROOM
- GARAGE & DRIVEWAY
- CHAIN FREE
- LOUNGE / DINER
- IDYLLIC VILLAGE LOCATION
- KITCHEN
- CALL NOW TO ARRANGE A VIEWING!













Hallway
4' 8" x 13' 11" (1.42m x 4.23m)
Doors to lounge / diner, both bedrooms, family bathroom, and two storage cupboards of which one houses the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Kitchen
10' 9" x 6' 5" (3.28m x 1.95m)
Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for washing machine, with tiled flooring, and door to garage.

Lounge / Diner
10' 9" x 13' 5" (3.28m x 4.10m)
Window to front, with carpet flooring, and opening to kitchen.

Bedroom 1
9' 11" x 12' 5" (3.02m x 3.78m)
Window to rear, with built-in wardrobes, and carpet flooring.

Bedroom 2
9' 10" x 7' 5" (2.99m x 2.26m)
Window to front, built-in wardrobes, with electric radiator, and carpet flooring.

Family Bathroom
6' 5" x 5' 11" (1.96m x 1.80m)
Frosted window to rear, bath with mixer tap and shower attachment over, further over bath electric shower, low level W/C, wash basin with vanity storage beneath, with full wall and floor tiling.

Front Garden

Mainly laid to lawn, with multiple small trees and shrubs, driveway leading to the garage, and pathway leading to the front door.

Rear Garden

Mainly laid to lawn, with a flowerbed border, and single door to the rear of the garage.

Garage

10' 2" x 16' 4" (3.09m x 4.99m)

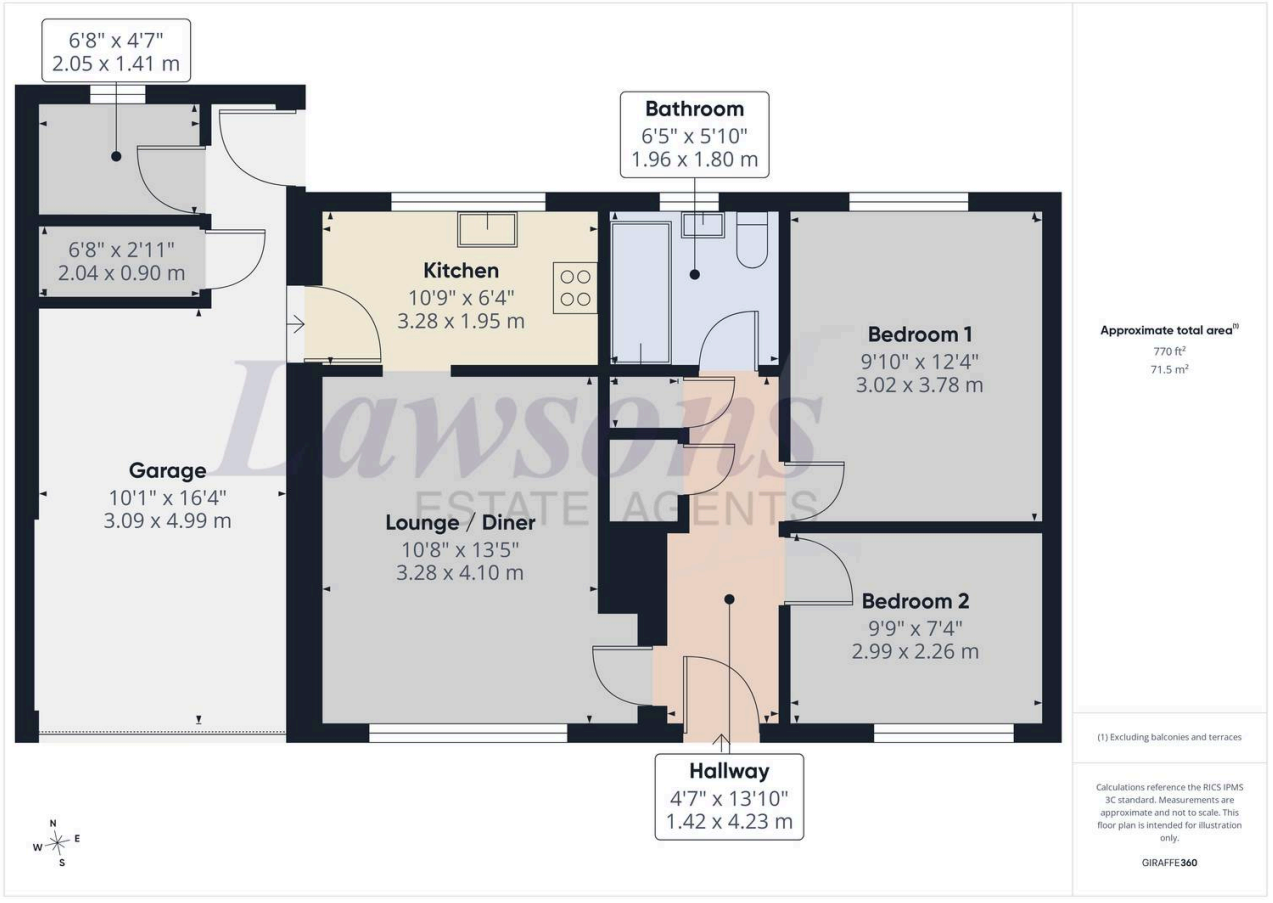
Electric up and over door to front, with two storage cupboards, and single doors to kitchen and rear garden.

Parking

The property benefits from a driveway leading to the single garage, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,625.12 per annum for 2026/27.



Anti-Money Laundering Regulations
Fees apply, please visit our website for full terms and conditions.

Viewing
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice
Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.
Please call 01842 755422 to make an appointment.

Disclaimer
No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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