





**Addison Close, Feltwell, Thetford, IP26 4DJ**

william h brown

*welcome to*

# Addison Close, Feltwell, Thetford

A WELL MAINTAINED semi-detached bungalow in the popular village of Feltwell, offering TWO BEDROOMS, garage with UTILITY ROOM, driveway & a generous rear garden with EXCELLENT POTENTIAL. Viewing is essential!


**Summary**
Situated within the sought after Norfolk village of Feltwell, this well presented semi-detached bungalow offers comfortable single-storey living with plenty of scope to personalise, making it an ideal first time purchase, downsizing opportunity or investment.

Enjoying a convenient village setting, the property is just a short stroll from local amenities including a village shop, Post Office, pub, takeaways and primary school, whilst the nearby market town of Brandon provides supermarkets, further schooling and direct rail links to Cambridge & Norwich.

Occupying a generous plot, the home immediately impresses with its attractive lawned frontage, private driveway and garage, providing ample off road parking and practical storage.

Inside, the accommodation has been lovingly cared for and offers bright, well proportioned rooms throughout. A welcoming entrance hall leads to a spacious yet cosy front aspect lounge, where a large picture window fills the room with natural light. The well equipped kitchen offers ample workspace and storage, while two comfortable bedrooms and a family bathroom complete the internal accommodation.

Outside, the enclosed rear garden is predominantly laid to lawn, creating a versatile outdoor space with plenty of room for entertaining, gardening or simply relaxing. Adding further practicality, the utility room is conveniently positioned to the rear of the garage, providing valuable additional storage and laundry space.


**The Accommodation**
Entrance door to:

**Entrance Hall**
With door to front, built in storage cupboard and further built in airing cupboard.

**Lounge**
With window to front and storage heater.

**Kitchen**
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and point for electric oven, space for fridge/freezer, window to rear, storage heater and door to:

**Bedroom One**
With window to rear and storage heater.

**Bedroom Two**
With window to front and storage heater.

**Bathroom**
With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, fully tiled walls and window to rear.

**Outside**

**Front Garden**
To the front of the property, there is a large lawned garden with a driveway, providing plenty of space for off road parking and access to:

**Garage**
With garage door to front and access to:







**Utility Room**
With space for fridge/freezer and space for tumble dryer.

**Rear Garden**
To the rear, the enclosed garden here is also largely laid to lawn.







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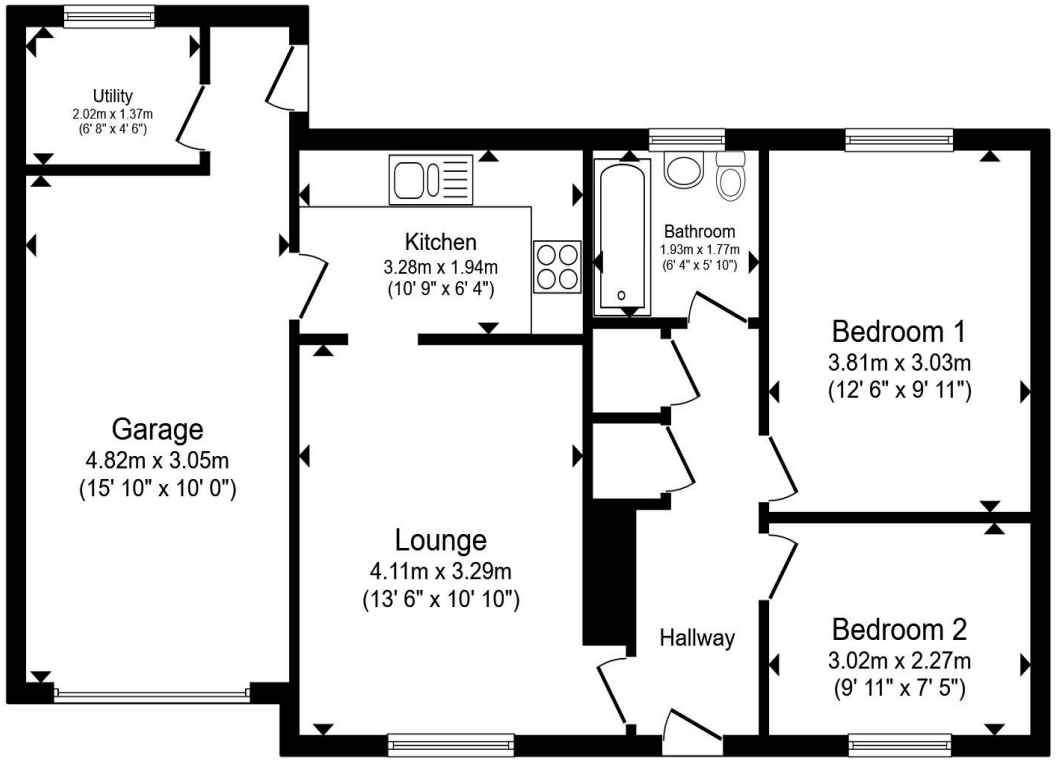
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# Addison Close, Feltwell, Thetford

- Popular Feltwell Village Location
- Semi-Detached Bungalow
- Spacious Plot with Ample Parking to Front
- Garage with Utility Room to Rear
- Well-Equipped Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: A

## £195,000 oieo




Total floor area 73.5 m² (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BRD111347 - 0002

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