

The Street, Felthorpe  
Guide Price £325,000 - £350,000 Freehold



- Detached Four Bedroom Family Home
- Principle With Fitted Wardrobes & En-Suite
- Stunning Kitchen/Dining Room
- Generous Sitting Room
- Versatile Ground Floor Bedroom/Home Office
- Mature South/East Facing Garden
- Driveway Parking & Garage
- Modernised Throughout & No Onward Chain
- Popular & Sought After Village Location
- EPC Rating Tbc / Council Tax Band C

GROUND FLOOR



1ST FLOOR



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 for 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.  
Made with floorplan 02020



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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THE GUILD  
PROPERTY  
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. 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.



## Description

Iconic are delighted to bring to the market this beautifully presented four-bedroom detached home, located within the highly sought-after village of Felthorpe.

Having been modernised throughout and offered with no onward chain, this impressive property further benefits from a generous, mature rear garden with a desirable south-easterly aspect.

The accommodation is entered via a spacious and welcoming entrance hallway, with stairs rising to the first floor and doors providing access to all principal ground floor rooms. The sitting room is well proportioned and enjoys French doors opening onto the rear garden, creating a bright and inviting living space. To the front of the property is a versatile ground floor bedroom, ideal for use as a home office, snug or guest bedroom. Also accessed from the hallway is a useful utility room/cloakroom, offering ample storage and fitted with a modern two-piece suite comprising a low-level WC and hand wash basin. To the rear of the property lies the stunning kitchen/dining room, fitted with a contemporary range of wall and base units, an integrated electric oven with hob above, and space for additional appliances. A central island with inset composite sink and drainer provides both practicality and a focal point, while the generous dining area features doors opening directly onto the rear garden, perfect for entertaining. To the first floor, the landing provides access to all bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, a storage cupboard, and a brand-new en-suite shower room comprising a shower cubicle, low-level WC and hand wash basin. Two further bedrooms are both well sized, one of which also features a storage cupboard. The family bathroom is fitted with a modern three-piece suite, including a panelled bath, low-level WC and wash basin set within a vanity unit.

## Outside

Externally, the front of the property offers a generous and mature garden providing a good degree of privacy from the road. A driveway provides ample off-road parking and leads to the garage. To the rear, the delightful south-east facing garden is mainly laid to lawn and features established borders, all fully enclosed by timber fencing, ideal for families and outdoor enjoyment.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, LPG Heating, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Directions

Leave Norwich via the Reepham Road and continue past both entrances of Thorpe Marriott. Turn right into Taverham Road and at the junction turn right into The Street where the property can be found indicated on the left hand side indicated by our For Sale Board.

