

# Arnolds | Keys



**The Terrace, Aylsham Road, Felmingham  
£230,000**





### Property Features

- Mid-Terraced Cottage
- Large Garden
- Parking
- Multi-Fuel Burner
- Modern Kitchen/Diner
- Integrated Appliances

**Modernised and extended to a high standard, this two bedroom mid terraced cottage offers character features throughout but designed to accommodate modern living. With a large garden overlooking fields, stylish kitchen/diner and multi-fuel burner. Located in the popular and convenient village of Felmingham.**



### ACCOMODATION

2 The Terrace is a two bedroom mid-terraced cottage located in the centre of Felmingham village. The property has been modernised and extended by the current owners to create a functional and tastefully designed home suitable for multiple buyers. Benefitting from a driveway, large garden overlooking fields to the rear, multi-fuel burner and a stylish Kitchen/Diner.



### **ENTRANCE PORCH**

With a wooden front door and UPVC double glazed window, the entrance porch leads into the living room, giving space to store coats and shoes.

### **LIVING ROOM**

The living room, overlooking the front aspect, benefits from hardwood flooring, a generously sized multi-fuel burner sat in a brick fireplace with mantelpiece. There are exposed ceiling beams, a UPVC double glazed window and wall lights.

### **KITCHEN**

The modern kitchen has been thoughtfully designed to comprise integrated appliances such as induction hob, oven and extractor fan, washing machine and two fridges. With hard flooring throughout that leads into the dining area, under cabinet lighting and access to the first floor via the staircase.

### **DINING ROOM**

With French doors leading onto the patio, the dining area leads off the kitchen and gives room for a good sized dining table. Hard wood flooring continues from throughout the ground floor.

### **BEDROOM ONE**

The spacious principal bedroom is located to the front aspect. Carpeted throughout, with a UPVC double glazed window.

### **BATHROOM**

Comprising a three piece suite, including WC, hand wash basin with storage and a bath with rainfall shower. There is an electric towel radiator and the room is tiled from floor to ceiling.



### **BEDROOM TWO**

Part of the extension, the second bedroom benefits from a thoughtfully designed vaulted ceiling. Allowing the room to feel bright and airy. The room has hardwood flooring, with a UPVC double glazed window to the rear aspect overlooking the garden









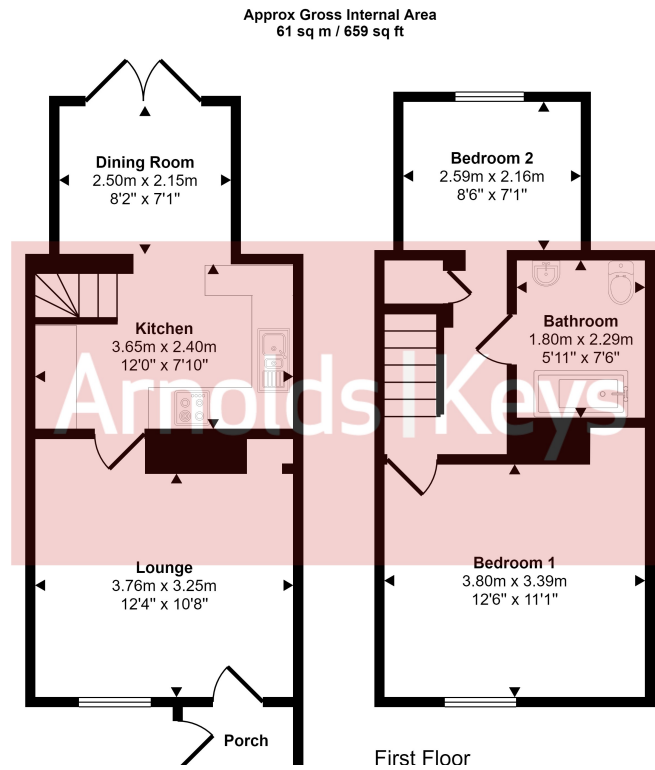


## GARDEN

One of the properties principal features is its garden; a generous size and segmented offering different areas. There is a large patio area directly from the property with space for dining and a shed which is included within the sale. Following up the garden, which is predominantly laid to lawn with mature shrubs and borders there is a further patio at the bottom of the garden with views overlooking fields. Please note that the garden is bisected, allowing only pedestrian access for other properties along the terrace.







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