



28 Paynes Lane
Feltwell, Norfolk | IP26 4BA

FINE & COUNTRY

WELCOME



This well presented three-bedroom, two-bathroom bungalow has been brought right up to date by its current owners and offers virtually maintenance-free living. Beautifully appointed throughout, it's ready for new owners to move in, unpack and enjoy. Set well back from the road in its own plot, this bungalow is sure to be a peaceful retreat for either a young family or for a couple looking to downsize to something requiring minimal input.







- Excellent Detached Bungalow
- Pretty Quiet Village Location
- Much Improved In Recent By Current Vendors
- No Onward Chain
- Three Bedrooms
- En Suite And Family Bathroom
- Generous Open Plan Kitchen/Sitting Room/Family Room
- Light And Airy Sitting Room and Conservatory
- Solar Panels Providing An Annual Income
- Enclosed Gardens, Driveway And Garage

One of the first things you'll notice on entering this lovely home is the light level, enhanced by the glass front door, large windows and a new open-plan layout. Freshly painted white walls maximise the space, and all internal openings have all been replaced with stylish modern oak doors. The overall effect is minimal, clean and chic. As a major part of the works, the owners have sensibly removed a wall to open out the kitchen, integrating it into the sitting room and creating one large living space – a must for 21st century home life. Different flooring materials create a subtle distinction between cooking and living areas. In the kitchen, slick black stone tiles extend into the conservatory behind, while the living room and hall are floored in warm and practical wood-effect laminate.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









On the other side of a handy breakfast bar is the living area, lit by an enormous picture window – so typical of the mid-century bungalow. New energy-efficient modern windows have been installed throughout, however, so no need to worry about heat loss. Two good-sized double bedrooms, one to the front, one to the rear, offer plenty of space and comfort with new smart grey carpeting in contrast to the crisp white walls.

The rear bedroom has its own small but perfectly formed shower room while another fully modernised bathroom serves the two other bedrooms. If three bedrooms were not required, the third would make a perfect home office. Alternatively, the party wall to the kitchen could be removed with minimum disruption to create an open-plan dining room.

Double doors from here lead to a bright square conservatory which is also accessed from the kitchen.

Directly opposite is a park, popular with parents and dog-walkers alike which adds greatly to the open aspect. A sizeable garden offers many options and is entirely secure for dogs and small children. It's mostly put to grass at the moment, meaning minimal upkeep, but there's plenty of space for a more enthusiastic gardener to develop and landscape the plot.

A five-bar gate from the street leads to the drive, at the top of which is a second gate with the garage behind it. A large lawn offers distance from the road which is also screened by shrubs at the front boundary. Here at the front of the house, the garden gets light from the south for a good part of the day.

At the rear, the garden faces west and enjoys afternoon and evening sunshine. There are two small, paved seating areas as well as the garage, a shed, and fig and apple trees - both good fruiters.







STEP OUTSIDE

Feltwell is a well-served village with a GP surgery, a vet, a popular pub (featured recently on BBC Radio 4), an Indian restaurant, a fish and chip shop and two small supermarkets. The local primary school was recent awarded “good” status by Ofsted. Nearby Brandon has a station on the Breckland Line serving Norwich, Cambridge, Stansted Airport, Ely and Peterborough.

Historic Downham Market with its independent shops and weekend markets is less than half an hour away by car, while Thetford with its supermarket, cinema and well-known grammar school is not much farther. If country pursuits are preferred, the area is abundant with destinations – Weeting Heath National Nature Reserve, Thetford Forest and RSPB Lakenheath Fen, to name a few.

Agents Notes

Tenure: Freehold

Local Authority: King’s Lynn and West Norfolk Borough Council – Band B

Services: Mains Electricity, Water & Drainage, OFCH. Solar Panels.

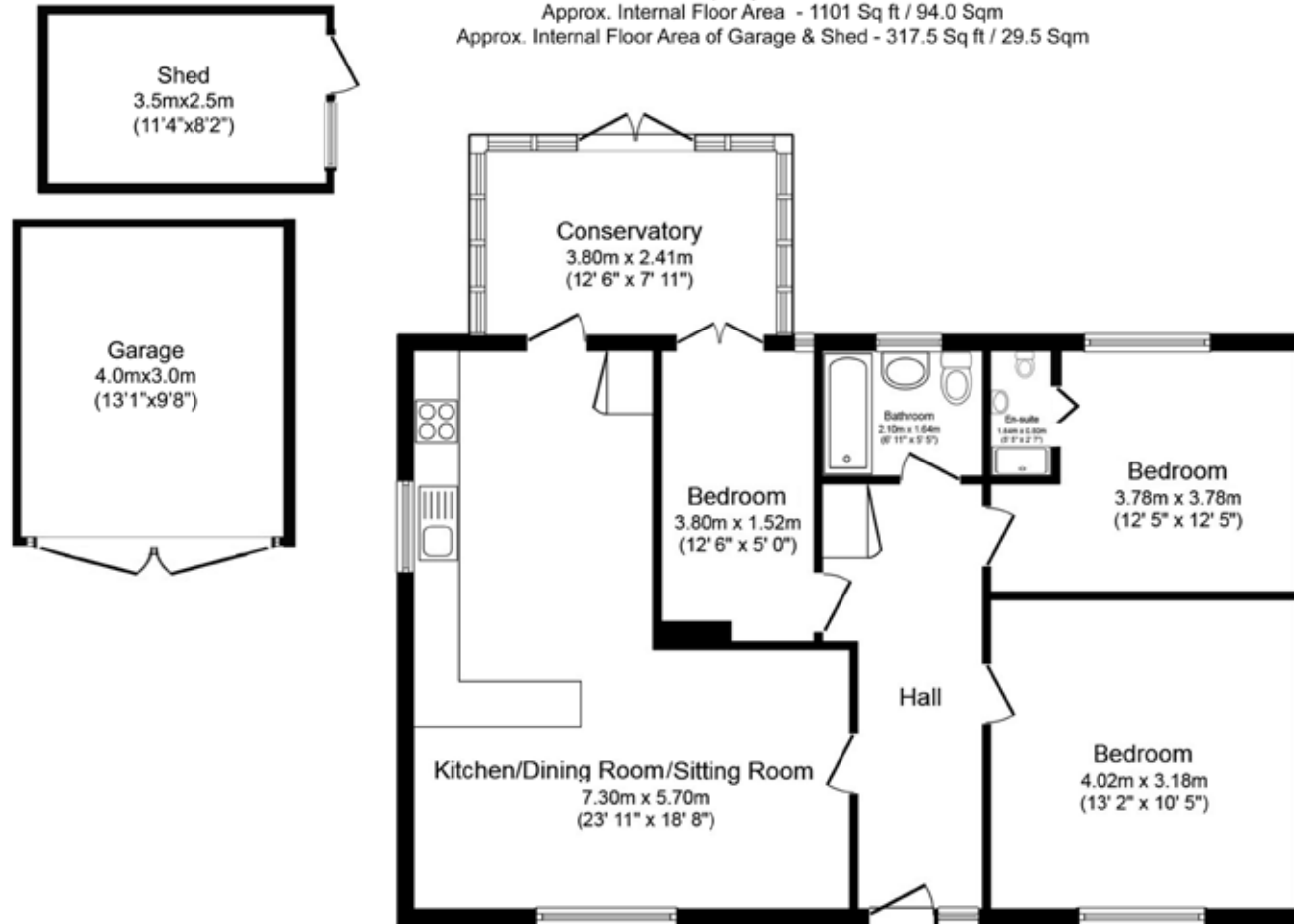
Directions:

What 3 Words Location: Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - “absorb, fits, instead”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4373
Approx. Internal Floor Area - 1101 Sq ft / 94.0 Sqm
Approx. Internal Floor Area of Garage & Shed - 317.5 Sq ft / 29.5 Sqm



For identification purpose only. Not to scale.
Copyright © patchphoto@outlook.com 2023
Produced for Fine & Country

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

