



Total area: approx. 126.1 sq. metres (1357.6 sq. feet)

OUTSIDE

A gently sloping, brick weave driveway sits adjacent to the house and runs under the car port. A central pathway, flanked by lawn, leads to the entrance door. A side gate to the rear of the driveway allows access into the enclosed garden that measures approx. 42' x 57'. The garden space is mainly laid to lawn with a patio abutting the house. The air source heat pump is located within the garden.

DIRECTIONS

From the centre of Feltwell proceed from Hill Street on to The Beck and head towards the B1112. The property can be found within the Hall Farm Close development, opposite the Primary school.

Energy Efficiency Rating Current C 77 Potential B 88

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Located towards the centre of the highly sought after village of Feltwell, this link-detached home is situated within a development of similar properties and offers over 1,350 sq/ft. of living spaces including a 17'8 lounge/diner, generous kitchen/breakfast room with garden access via double doors plus 3 first floor bedrooms.

Hall Farm Close

Feltwell | Thetford | Norfolk | IP26 4DS

£1,650 pcm

Link-detached house within a beautiful Norfolk village

3 bedrooms; main bedroom benefits from an en-suite shower room

Kitchen with Oak worktops, integrated appliances and double doors into the rear garden

Dual aspect 17'8 lounge/diner with garden access

Ground floor WC, first floor family bathroom plus en-suite shower room to the main bedroom

Electric air source heating and double glazing

Adjacent driveway parking, partially under car port

57' enclosed garden, mainly laid to lawn

Within easy reach of amenities including primary school, Doctors surgery and convenience store

Available from mid September

