



Delwood

102 The Street, Felthorpe, Norwich, Norfolk, NR10 4DH

BROWN & CO



Delwood, 102 The Street, Felthorpe, Norwich, Norfolk, NR10 4DH

Detached three bedroom chalet style property requiring updating.

£260,000



DESCRIPTION

Delwood is a detached chalet style property, set back from The Street within the village of Felthorpe. Requiring updating to achieve its full potential this home occupies a good plot with pretty rear garden. The accommodation is arranged to provide a full length double aspect 25' sitting/dining room, kitchen and garden room/conservatory, with three first floor bedrooms and shower room. The property is heated by Calor gas with radiators on the ground floor and night storage heating on the first floor.

A driveway provides access to an integral garage, which could be incorporated into the main accommodation, subject to planning permission. The front garden is laid to lawn with a good sized established rear garden.

LOCATION

The nearest amenities to the village of Felthorpe will be found in nearby Drayton, Taverham and Horsford villages where there are shops, takeaway food outlets, schools, Taverham Garden Centre and Wensum Valley Golf & Country Club. Felthorpe Lakes are a popular location for local anglers. There are some lovely countryside walks in the area including those around Horsford Woods.

DIRECTIONS

Leave Norwich via Aylsham Road and at the traffic lights at the junction with the outer ring road continue straight over, following the road round to the right and onto the A140 Cromer Road. Continue past Norwich Airport on the right and at the next roundabout, take the first exit onto the A1270 (Broadland Northway). At the next roundabout take the 3rd exit signed Horsford onto Brewery Lane. Follow this road through Horsford village and Horsford Woods, then take the left hand turn onto The Street opposite Shortthorn Road. Continue down The Street where the property will be found on the left hand side just before the pavilion and recreation ground.

AGENT'S NOTES:-

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

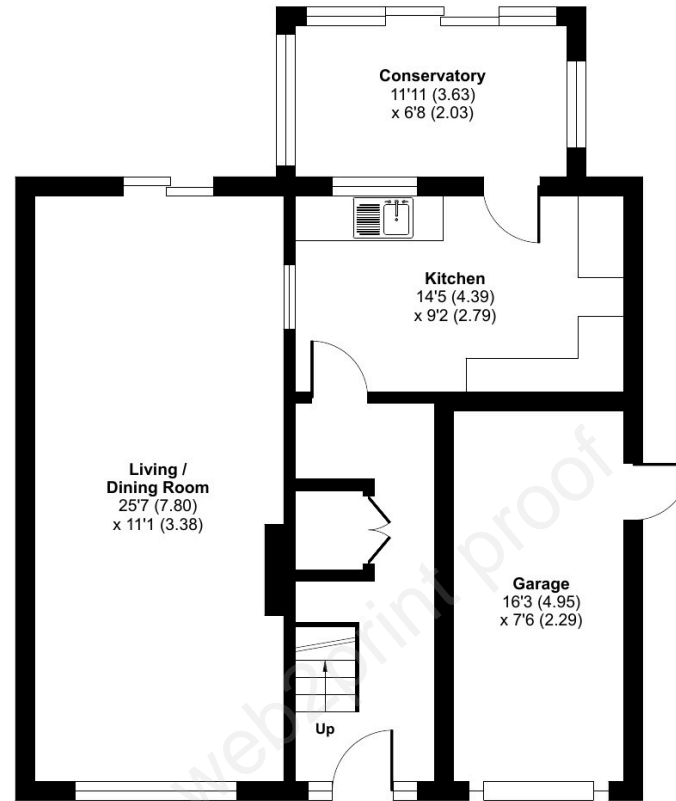




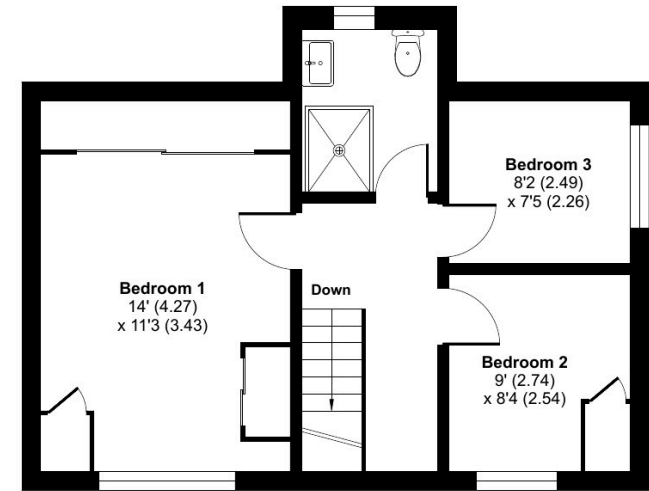
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Street, Felthorpe, Norwich, NR10

Approximate Area = 1061 sq ft / 98.5 sq m
 Garage = 122 sq ft / 11.3 sq m
 Total = 1183 sq ft / 109.8 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Brown & Co. REF: 1133489

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