

The Burrow, Short Beck

Feltwell, Thetford, Norfolk, IP26 4AD

£279,950



A charming period detached house situated in a pleasant position within this well served West Norfolk village. This spacious and well presented three bedroom home has been in the same occupation for the past 30 years and offers comfortable accommodation throughout. The delightful landscaped gardens are a particular feature of this property, the sale of which offers an excellent opportunity to purchasers and early viewings are highly recommended.

- Commutable Distance To Cambridge & Norwich
- Popular Well Served Village
- Well Presented Throughout
- Lounge/Diner With Inglenook
- Conservatory & Study
- Three Bedrooms & Bathroom
- Oil Heating
- Pretty Landscaped Gardens
- Garage Plus Additional Parking
- Viewing Recommended

SITUATION & LOCATION

'The Burrow' is a charming detached period house, pleasantly situated on the western side of the village only a short walk from open fields and countryside and conveniently placed for the village amenities.

The property has been well maintained by the present owners who have lived there for a number of years and the spacious accommodation is well suited to a families needs or those purchasers seeking more versatile living space. Features include a full oil fired central heating system and a lovely Inglenook fireplace in the lounge/diner. To the rear there is a large Upvc conservatory which enjoys views over the pretty, well stocked landscaped gardens.



The gardens are a particular feature of this home, with well stocked beds and borders and an elevated neat lawned area.

The sale of this property represents an excellent opportunity to purchasers and early viewings are recommended.

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery. The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket. King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond.

ENTRANCE LOBBY

With Upvc sealed unit double glazing door and window, fitted carpet.

CLOAKROOM

With WC and washbasin, Upvc sealed unit double glazed window, fitted carpet.

STUDY

15' 4" x 12' 10" (4.69m x 3.93m) With secondary glazing to windows, radiator, fitted carpet.



LOUNGE/DINING AREA

37' 8" x 13' 10" (11.49 maxm x 4.24m) With attractive open Inglenook fireplace with Bressemer beam, incorporating fire grate and pamant hearth; recess cupboard to side, Upvc sealed unit double glazed window to front aspect, three radiators, understairs storage cupboard, fitted carpet and curtains, French glazed doors with secondary glazing leading to:



CONSERVATORY

23' 3" x 10' 11" (7.10m x 3.33m) Of Upvc construction with Upvc sealed unit double glazed windows under a translucent heat reflective polycarbonate roof, integrated window blinds, Upvc sealed unit double glazed French doors to rear garden and door to side, ceramic tiled floor.



KITCHEN

14' 6" x 10' 2" (4.42m x 3.10m) Fitted range of matching wall and floor cupboard units with worksurfaces over, incorporating single drainer double bowl sink unit, integrated dishwasher and built in Bosch electric oven and microwave, LPG gas hob, plumbing for automatic washing machine (free standing washing machine and fridge freezer are included), floor mounted Worcester Dainsmoore oil fired boiler (serving central heating and domestic hot water), larder cupboard, door leading to lounge/dining area, Upvc sealed unit double glazed window with roller blind, aluminium framed sealed unit double glazed door leading to conservatory.



LANDING

Radiator, Upvc sealed unit double glazed window, fitted carpet.

BEDROOM 1

14' 11" x 13' 5" (4.55m x 4.09m) Radiator, Upvc sealed unit double glazed window to front and rear aspect, fitted wardrobe cupboard with hanging rail and shelving, fitted carpet and curtains.



BEDROOM 2

14' 2" x 10' 7" (4.32m x 3.25m) Upvc sealed unit double glazed window, radiator, walk-in airing cupboard with lagged copper cylinder and immersion heater, fitted carpet and curtains, access to loft space.



BEDROOM 3

13' 5" x 10' 7" (4.11m x 3.25m) Radiator, Upvc sealed unit double glazed window, fitted wardrobe cupboard, access to eave storage area, fitted carpet and curtains.

BATHROOM

13' 5" x 9' 0" (4.09m x 2.75m) Coloured suite comprising tiled panelled bath, pedestal washbasin and WC, tiled shower cubicle with plumbed in shower and concertina styled door, radiator, Upvc sealed unit double glazed window, tiling to walls, fitted carpet.



OUTSIDE

The property enjoys delightful landscaped gardens. To the front, there is a retaining wall with trellis as well as climbing shrubs including Clematis. To the side there is an:-

ATTACHED BRICK AND FELT GARAGE

19' 4" x 8' 8" (5.90m x 2.65m) With twin side hung entrance doors, light and power, personnel door to rear garden.



Lying opposite and within the ownership of this property is an additional strip of land used for parking. There is room for about three vehicles.

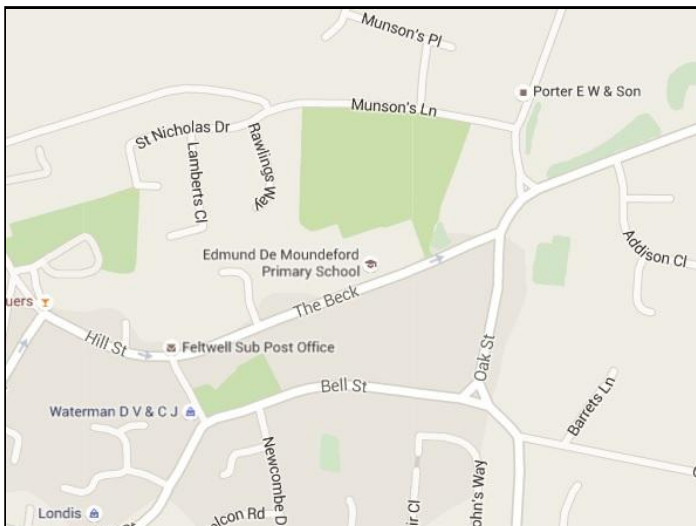


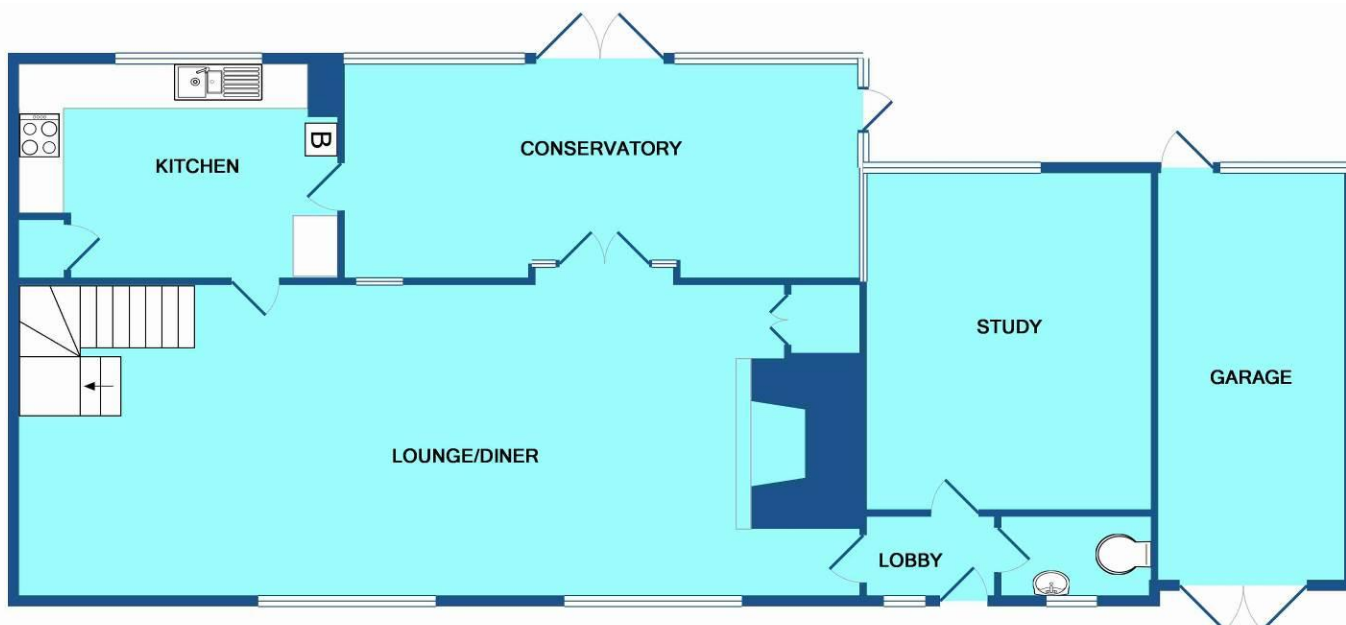
The rear gardens are a particular feature of this home and have been carefully tended and established over the years. Landscaped in a terraced style, the neat lawned area enjoys an elevated position bounded by well stocked beds and borders and is screened by neat hedging and walling. Directly to the rear of the house off the conservatory is a paved sun terrace. This is also bounded by well stocked beds and borders as well as raised beds.

Within the garden is a brick storage building which incorporates two sheds.

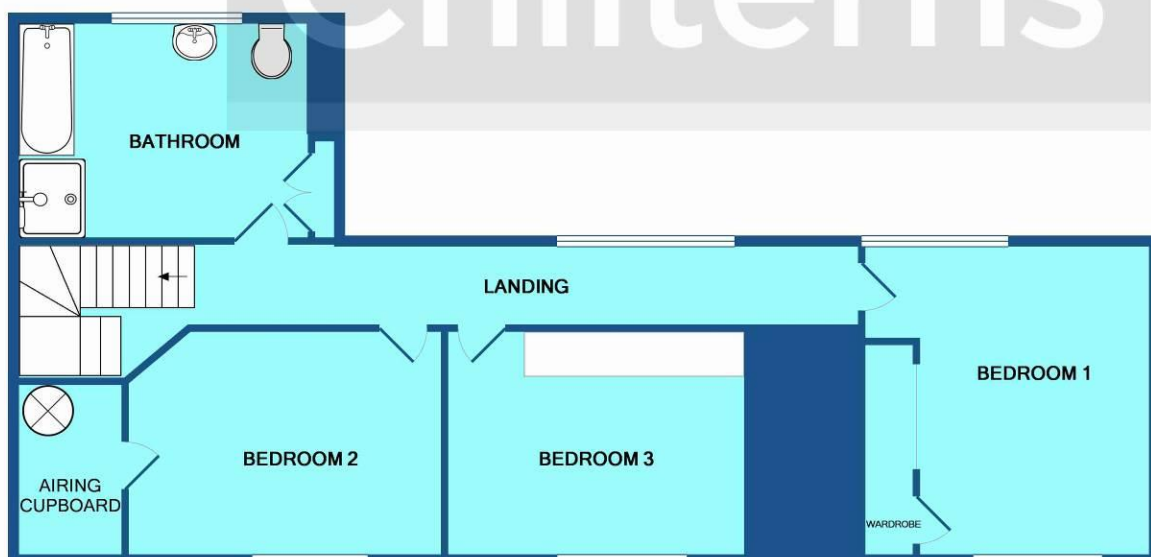


Ask Now For A Free No Obligation Valuation On Your Home!





GROUND FLOOR
APPROX. FLOOR
AREA 1315 SQ.FT.
(122.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2116 SQ.FT. (196.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015

Energy Performance Certificate



18, Short Beck, Feltwell, THETFORD, IP26 4AD

Dwelling type: Detached house
Date of assessment: 13 February 2015
Date of certificate: 13 February 2015

Reference number: 8915-7122-3890-3397-5992
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 7,512**

Over 3 years you could save **£ 3,552**

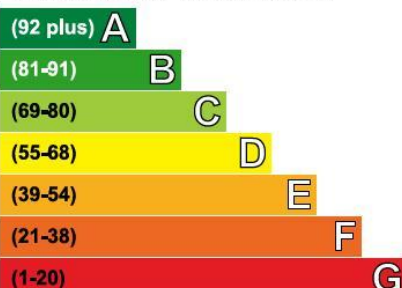
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 270 over 3 years	
Heating	£ 6,417 over 3 years	£ 3,375 over 3 years	
Hot Water	£ 714 over 3 years	£ 315 over 3 years	
Totals	£ 7,512	£ 3,960	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
34	71

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,374	✓
2 Cavity wall insulation	£500 - £1,500	£ 183	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 1,008	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Meet the Brandon team



At Chilterns we believe that customer service is right at the top of our priority list. That's why we have an excellent team of Valuers, Negotiators, Sales & Lettings consultants, all on hand to help you. With a wealth of experience and a professional attitude, Chilterns friendly team are here to support and guide you whatever your property needs. We know how important it is for you to know who you are dealing with, to be able to put a name to a face, and by way of an introduction here is the Chilterns Brandon team.



Yannis Prodromou, Managing Director MNAEA

Yannis is well known in the area, having worked locally in the industry for 30 years. He specialises in both sales & lettings, heading a dedicated team of negotiators and property consultants across the Chilterns network of offices. His knowledge and expertise is invaluable within the company and as a senior valuer, he personally carries out open market valuations and appraisals in the Brandon area, offering sound advice and guidance to vendors as part of the selling process.



Elaine Forrester, Senior Negotiator

Elaine has many years of experience in residential sales, having worked for both corporate and independent agents. By combining her experience and skills she is an excellent communicator, dedicated to her clients and customers offering sound advice and guidance with a friendly and positive demeanour. Elaine is passionate when it comes to selling property and vendors can feel confident of her support throughout the selling process.



Andrew Jameson, Office Manager

Andrew is a long standing member of the team. Having joined Chilterns in 1999 he has now worked in the industry for 15 years and has a wealth of experience in both sales and lettings and has built up an enviable reputation as a well respected and attentive property professional. Andrew is a keen sportsman and lives with his family in Brandon and is well known locally.



Bethany Mather

Primarily dealing with lettings, Bethany has recently joined the Brandon team. Chilterns are leading letting agents in the area with a large portfolio of let only and fully managed properties. Bethany assists in the management of these properties, arranging repairs and maintenance, coordinating inspections, securing tenants, referencing and preparing leases. She liaises between landlords and tenants, negotiating lease terms and rent renewals. She also assists the sales team and is integral to the smooth and successful running of the office.



Diane Wren, Rent Accounts

Chilterns manage a large rental portfolio and deal with payments between landlords and tenants on a daily basis. Diane provides an essential role to landlords ensuring rent payments are collected and arrive on time.



Carol Prodromou, Rental Inspector

Regular Inspections of all properties let and managed by Chilterns is an invaluable service providing peace of mind for landlords. Carol makes sure all our managed properties are cared for and any repairs undertaken.