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Denton Lodge, Waterworks Cottages
Mundford Road, Feltwell

£265,000



Beautifully Located Three Bedroom House

Three Bedrooms | Many Fine Features | Generous grounds and attractive gardens
Highly desirable location & position | Rarely Available

This charming semi-detached house enjoys a unique location in the within the heart of Thetford Forest and offers a real feeling of peace and tranquility. Internally the property has been maintained to a high standard and offers flexible family accommodation, externally there and large and attractive gardens with various outbuildings.

As stated before, the location of the property has to be seen to be fully appreciated as there is immediate access into the forest with fantastic walks and cycling paths in abundance. There are wonderful views to the rear into Crescent Wood and to the front there are further pleasant views over the local fields and countryside.

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Denton Lodge, Waterwork Cottages, 2 Mundford Rd, Feltwell, IP26 4DT

Accessed via a hard wood entrance door, the entrance hall has stairs rising to the first floor accommodation and an internal door to the lounge.

The lounge (14' x 12'2) enjoys a feature fireplace with an attractive solid wood burner, there is a double glazed window to the front aspect and internal door to the kitchen/diner.

The kitchen/Diner (16'9 x 11'5) is a delightful space enjoying exposed timbers, a ceramic sink, integrated dishwasher, fridge and freezer. From here there is access to the conservatory.

The conservatory (14'9 x 9'9) enjoys ceramic tile flooring, radiator, ceiling fan and pleasant views over the gardens and further in to the forest. From the conservatory there is access to an inner lobby with external door to the gardens and an internal door to the ground floor bathroom.

The ground floor bathroom has a modern fitted white suite with corner bath and shower fitted over, wash hand basin set in to vanity unit, low level WC, ceramic tiled flooring and tiled walls.



On the first floor, the landing has a loft hatch with ladder and gives access to the three bedrooms and the shower room.

The main bedroom (10'7 x 9'1) has a fitted wardrobe and radiator and double glazed window to the rear aspect affording pleasant views over the gardens and further in to the woods.

The second bedroom (13'11 x 8'5) enjoys a fitted wardrobe, radiator and double glazed window to front aspect with views over the local countryside.

Bedroom Three (10' x 7'2) has a radiator and double glazed window to front aspect.

The shower room enjoys a fully tiled shower cubical, wash hand basin, low level WC and obscure double glazed to the side aspect.







Outside & Gardens

To the front of the property there is large shingle drive providing ample off road parking for numerous vehicles, there also double gated giving access to the rear garden.

Through the gates, firstly there is a shingle drive giving access to a shed and workshop with power, light and water connected. This continues to an attractive patio garden with a variety of mature tree, shrub and flower borders. This leads to, via a gate and rose arch to a further large garden enjoying a well maintained lawn, established pond with water feature and a host of well stocked and established borders.

This in turn leads to a large vegetable garden with green house and another shed with power and light connected. There is also a personal gate giving access directly into the woods. The rear gardens back and side onto the woods and give a real sense of peace and quiet.

Location

Located on a quiet rural lane, the property is ideally located for walks or bike rides in picturesque country surroundings. There is instant access to crescent woods which continues into Thetford Forest.

The village of Feltwell is approximately 2 miles away, is well serviced and enjoys a primary school, shops and public houses. The major town of Thetford is approximately 10 miles away and offers a comprehensive range of shops, schools and leisure facilities.



AGENTS NOTE

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.

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