

# 1C Newcombe Drive

OIRO £350,000



## Full Description

The Maples, constructed approximately 15 years ago, is now offered for sale freehold with vacant possession upon completion and chain free. The sale offers purchasers an excellent opportunity to acquire an individually designed home of quality within this well served West Norfolk village. The property offers generous well laid out accommodation including three large double bedrooms plus an en-suite shower room and family bathroom. The ground floor offers a well proportioned open plan kitchen / dining room, a large living room together with a spacious utility room, a separate cloakroom and an integral garage providing access to the rear garden. This is a very light and airy property with energy efficient UPVC double glazed windows throughout including French doors to both front and rear elevations plus Velux windows to the first floor maximising light penetration into the upper parts. The property has a full oil fired central heating system with under floor heating to the ground floor and radiators upstairs. An internal fire precaution sprinkler system is also installed to this property. Located just off Newcombe Drive, The Maples is sympathetically situated down a shared driveway and provides a private, partially walled rear garden. Feltwell is a large village served by several shops, a primary



school, public houses and other facilities to include a modern doctors surgery. **Accommodation** (See floorplan) Ground Floor Open plan kitchen / dining room. Extreme measurements (L Shaped). 5.27m (17'3") x 5.24m (17'2") Living room 5.35m (17'6") x 3.75m (12'3") Utility room 2.60m (8'6") x 2.46m (8'0") Cloakroom First Floor Master bedroom with en suite shower room. 5.38m (17'8") x 3.78m (12'5") Bedroom 2 5.36m (17'7") x 3.11m (10'2") Bedroom 3 4.40m (14'5") x 3.71m (12'2") Family bathroom 3.70m (12'1") x 2.16m (7'1") Integral garage 5.41m (17'8") x 2.70m (8'10") Gross Internal Area 154.3 m2 (1,661 ft2) Terms Offers are invited in the region of £350,000 for the freehold with vacant possession. EPC The property is in band C for the Energy Performance Certificate. Council Tax The property falls within the Borough Council of Kings Lynn & West Norfolk. Council tax band D. For the period 2025- 2026 the council tax payable is £2,317.65. \* Has the property been flooded in the last 5 years? No. \* Is the property listed? No. \* Is the property in a conservation area? No. \* Are there any public rights of way across the property? No. Utilities / Services. \* Electric Supply - Eon. \* Water Supply - Anglia Water. \* Sewage - Anglia Water. \* Heating sources - Oil fired central heating. \* Broadband Type - Fibre to the cabinet broadband. \* Mobile Signal/Coverage - EE, Three and O2.

## Contact Us

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