Balmforth

Estate Agents, Valuers & Letting Agents



12 Skye Gardens, Feltwell, Thetford, Norfolk,
IP26 4EY

Guide Price £340,000

This chain free three bedroom, detached house on a private road in Feltwell was built in 2020 with a high specification throughout and benefits from spacious accommodation, modern kitchen and bathrooms, en suite facilities to primary bedroom and garage with driveway parking.

The ground floor comprises of an open plan kitchen/diner, spacious lounge with french doors leading to the rear garden, entrance hall/study area and downstairs wc.

To the first floor is the primary bedroom, fit with integrated storage and en suite facilities, a further two bedrooms, one with integrated storage, and a contemporary family bathroom.

Outside the property is a single garage with power and electric roller door, large enclosed rear garden with a patio area and driveway parking for 2-3 vehicles.

In more detail the accommodation comprises of:
ENTRANCE HALL/STUDY AREA:
Stairs to first floor, under stairs storage cupboard, open plan study with window to front and boiler cupboard.

CLOAKROOM:
White suite comprising of low level wc and basin set in vanity unit.

LOUNGE:
French doors to rear garden.

KITCHEN/DINING:
Range of wall and base units, integrated electric oven with ceramic hob and extractor hood above and inset stainless steel sink. Integrated washing machine and dryer. Dual aspect windows to front and side, additionally French doors to rear.

ON THE FIRST FLOOR:
PRIMARY BEDROOM:
Window to front, integrated double wardrobe

EN SUITE:
Shower, wc and basin set in vanity unit.

BEDROOM TWO:
Window to rear and wardrobe.

BEDROOM THREE:
Window to rear.

BATHROOM:
Suite comprising of bath with shower attachment over, low level WC with concealed cistern and luxury hand basin built into vanity unit.

OUTSIDE:
Rear garden bounded by fence with large patio area. Access to side and pedestrian door to garage. Garage with electric roller door, power and lighting.
Driveway to side for 2-3 cars.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Air Source Heat Pump
Windows/doors: UPVC Double glazing
Council Tax: Band D - £2,437.67 (2026/2027)
Warranty: Built with 10 year ICW with approx. 4 years remaining
Service Charge: TBC
Drainage: Mains

AGENTS NOTE
1. Stock photos used

¦¦Location¦¦

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 and 12 miles from the larger town of Thetford. King's Lynn lies approximately 20 miles to the North, with the North Norfolk coast beyond. The village also benefits from well established Golf Club and other recreational facilities.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk





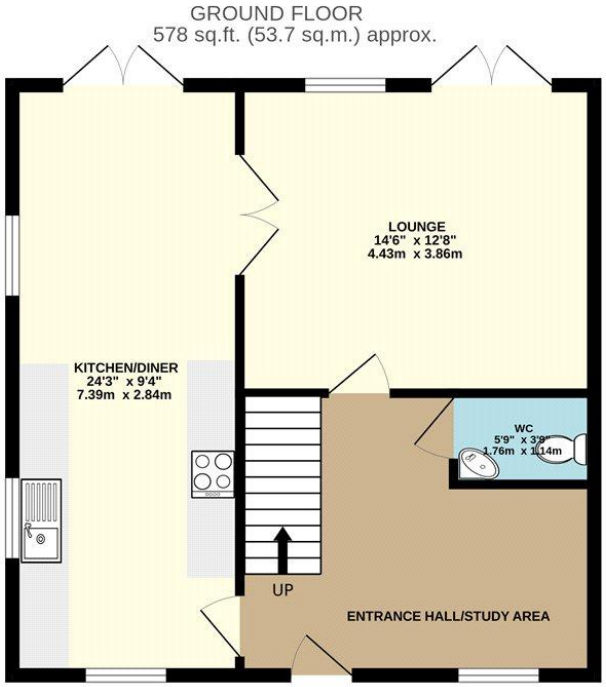


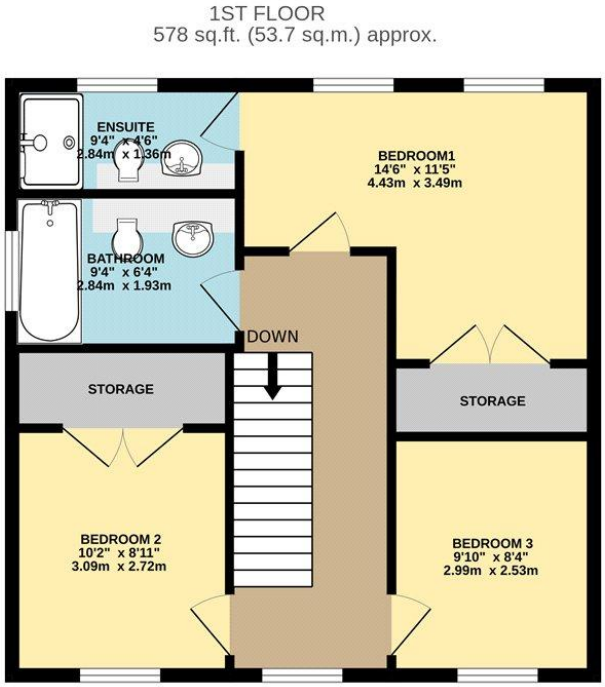




Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides







TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

FBM260452

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5