



Long Lane

Feltwell, IP26

Price £425,000

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Description

This superb INDIVIDUAL FAMILY HOME is well situated within the Norfolk Village of Feltwell and is currently being constructed to a HIGH SPECIFICATION throughout. The house will be fitted with a MODERN Air Source heating system and the developer will allow a buyer reasonable choice of some internal finishes as the build progresses.

The 2045 SQFT of VERSATILE ACCOMMODATION has been thoughtfully spread across three storeys. There is a large driveway which will be gravelled, as well as a fully enclosed rear garden which has been recently turfed.

Downstairs the house will comprise a welcoming entrance hall with a useful understairs storage cupboard and stairs to first floor landing. The property will benefit from an impressive open plan kitchen/ family room to include a fully fitted kitchen which will be in addition to the separate UTILITY ROOM, cloakroom W.C and a separate SITTING ROOM.

The first floor will include a storage cupboard to the landing in addition to stairs which lead to the second floor landing. There will be a contemporary FAMILY BATHROOM as well as two generous sized bedrooms, the larger of which will include an EN SUITE SHOWER ROOM and WALK IN WARDROBE. The internal accommodation will be concluded with a further two bedrooms on the second floor which enjoy stunning Dormer windows and finally a modern shower room.

Feltwell is a rural village in the Norfolk county and located approx 30 miles from Norwich or 31 miles from Kings Lynn Market Town.

Agents Note

Council Tax Band - TBC

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

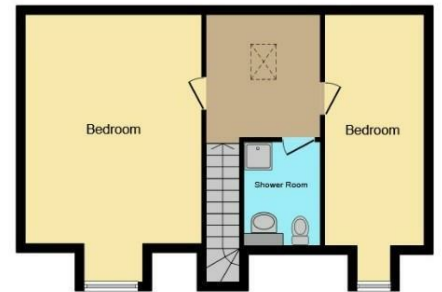




Ground Floor



First Floor



Second Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

These 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.