



Old Mill Close

Whittington, PE33

£225,000

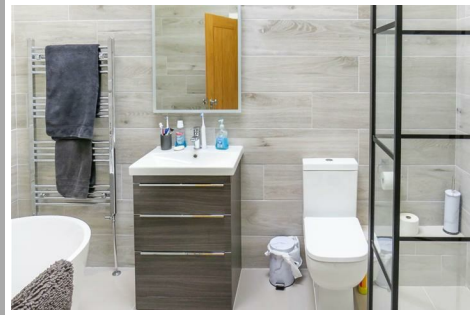
 2  2  1  B



Old Mill Close

Whittington, King's Lynn, PE33

£225,000



Description

This STUNNING and UNIQUE property dates back to the 19th Century and combines CHARACTER FEATURES with CONTEMPORARY living accommodation on the outskirts of Whittington village.

Internally the house comprises a welcoming entrance hall with ample space to remove coats and shoes, featuring an impressive glass door which leads into the open plan living area. The downstairs is a fantastic open space which includes a living area and dining space in addition to a MODERN kitchen offering wall and base level units, 1.5 bowl sink unit, electric hob with extractor hood over and INTEGRATED APPLIANCES including a fridge freezer, dishwasher, cooker and microwave. There is a separate UTILITY ROOM, cloakroom W.C and BIFOLD DOORS which lead outside to a low maintenance COURTYARD STYLE garden.

Upstairs there are TWO DOUBLE BEDROOMS as well as an EN SUITE shower room to the master bedroom. The en suite includes W.C, wash hand basin, shower cubicle, heated towel rail and sky light window whilst the FAMILY BATHROOM includes a W.C, wash hand basin, bath, separate shower cubicle and sky light window.

Outside the property enjoys one allocated parking space as well as gated access which enters immediately into the courtyard style garden. There is an air source heat pump which serves the modern electric air source heating system and an attractive patio area which is ideal for seating and entertaining.

The village of Whittington is located approx. 15 miles from Downham Market which benefits from a train station to Ely, Cambridge and London Kings Cross and approx. 18 miles to Thetford.

Measurements

Open Plan Kitchen/ Dining/ Living Room - 38'09" max x 11'07"

max

Utility Room - 5'04" x 5'01"

Cloakroom W.C - 6'10" x 3'06"

Bedroom - 16'08" max x 15'06" max

En Suite Shower Room - 7'07" max x 6'06" max

Bedroom - 15'06" max x 14'08" max

Family Bathroom - 7'07" x 7'07"

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.

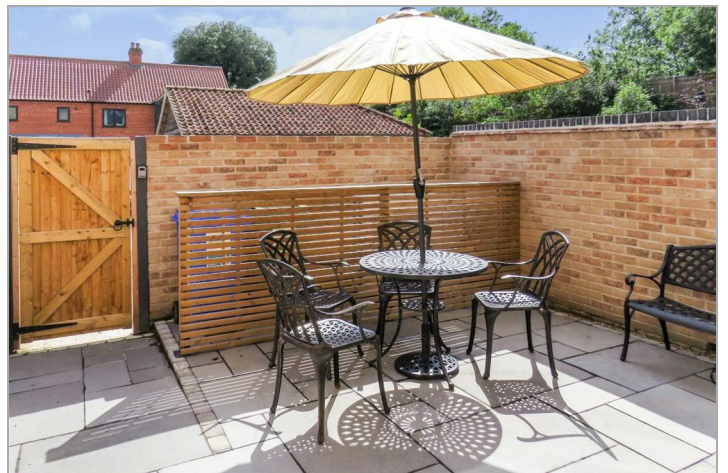
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

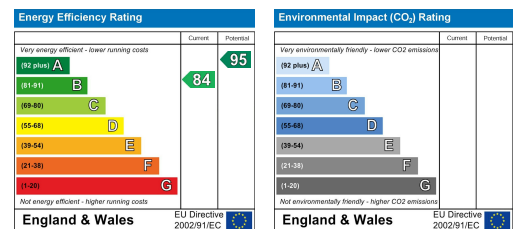




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertySOLX

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK