



Old Mill Close

Whittington, PE33

£350,000

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Whittington, King's Lynn, PE33

£350,000



Description

This unique four/five bedroom property is located within the Whittington Mill development and offered with NO ONWARD CHAIN!

The property has been meticulously built to an exceptional standard throughout and includes a very individual design and layout offering flexible accommodation over three floors which is ideal for a WORK FROM HOME situation or accommodating extended family.

Whittington is a growing village, lying along the A134 main road to Downham Market and Thetford providing a pleasant rural location nearby the historic Christ Church.

Downham Market has a main line rail service to London Kings Cross and lies 10 miles away with Thetford 15 miles to the East.

This large new home offers superb OPEN PLAN first floor living with stunning high ceilings, EXPOSED BRICKWORK and a feature panelled staircase to both floors. First floor includes a modern kitchen with fitted double oven, hob, extractor hood over, dishwasher and fridge freezer. Included on the mid floor entry is a large modern styled cloakroom.

The ground floor offers further versatile FAMILY/SITTING ROOM/BEDROOM adjacent to a large bedroom with ensuite including bath and shower cubicle.

The second floor comprises a further three bedrooms including an impressive master bedroom and ensuite with a contemporary family bathroom.

Heating and hot water will be provided by a modern air source sustainable heating system. This system complements the properties ground floor UNDERFLOOR HEATING, feature radiators to the first floor and modern efficient radiators to the second floor.

A comprehensive modern electrical installation providing ample power supplies/internet connection points and stylish downlighting to main areas has been installed.

The property will have the benefit of a full 10 year new build warranty upon completion.

Outside the property is serviced by a courtyard style garden and two parking spaces.

Measurements

Lounge/ Kitchen/ Dining Area - 37'01" x 11'07"

W.C - 8'00" x 5'07"

Sitting Room - 15'03" max x 14'07" max

Utility - 10'10" x 8'09"

Bedroom - 13'00" x 11'02"

En Suite - 11'02" x 7'05"

Bedroom - 17'07" max x 11'03" max, including En Suite

Bedroom - 15'02" max x 13'05" max

Bedroom - 14'11" x 6'04"

Family Bathroom - 11'02" max x 8'08" max

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

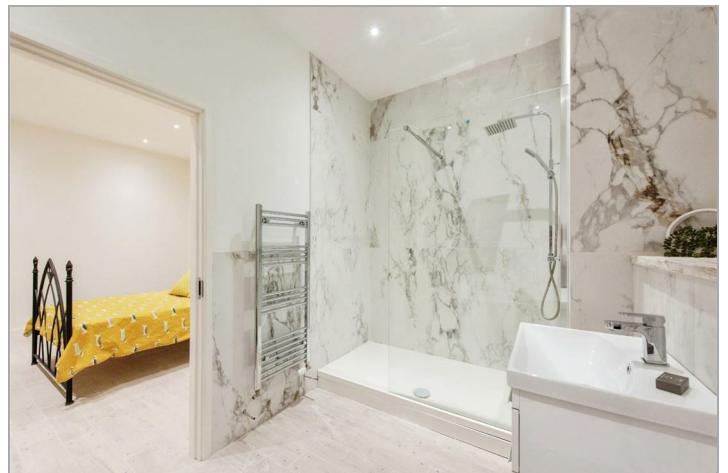
Tel: 01842 818282

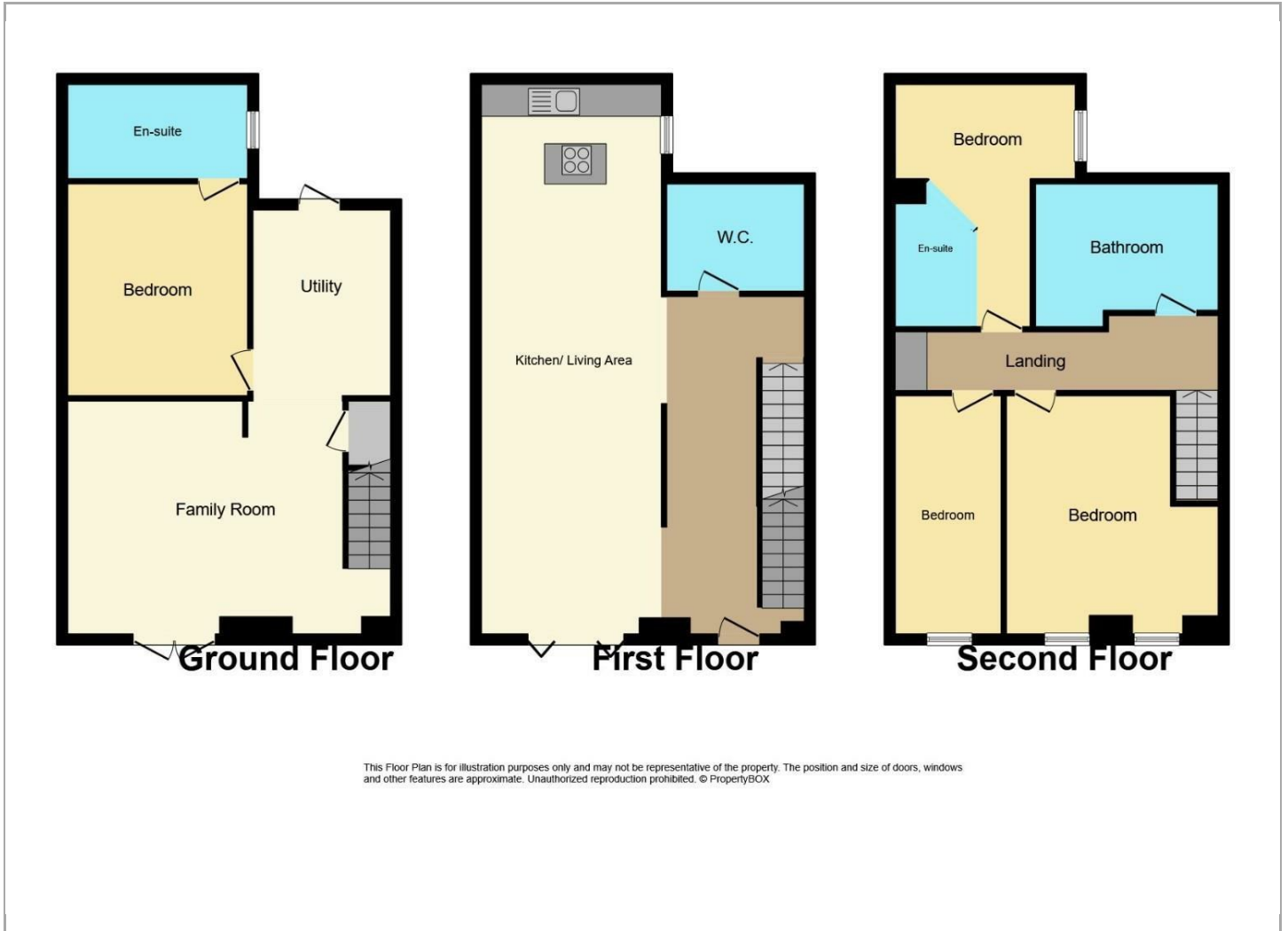
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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