



# Earlsfield Lane

Methwold, IP26

Price £360,000



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## Description

This STUNNING FAMILY HOME enjoys a superb SEMI-RURAL LOCATION and has been meticulously finished to a HIGH SPECIFICATION throughout. The house is well situated within a popular development on the outskirts of Methwold village, approx 7 miles from Brandon, 15 miles from Thetford and 12 miles from Downham Market which benefits from a train station providing access to Ely, Cambridge and London Kings Cross.

Downstairs the house comprises a welcoming entrance hall which includes a useful understairs storage cupboard as well as cloakroom W.C. There is an expansive lounge with attractive dual aspect windows allowing natural light to flood in, fully fitted kitchen dining room and a UTILITY ROOM.

The kitchen and utility room will include tiled floor in addition to a range of wall and base level units, integrated washing machine/ dryer, fridge freezer, dishwasher, double oven with extractor hood over as well as sink unit.

Stairs lead to a first floor landing which includes a useful BUILT IN WARDROBE. There are FOUR BEDROOMS, contemporary FAMILY BATHROOM and an impressive EN SUITE to the master bedroom. Sanitaryware will be white with full height tiling as well as tiled floors.

It is worth nothing that the house will include carpet throughout, with purchaser given choice of the one colour they wish to have laid.

The property is served by an electric air source heating system and includes underfloor heating downstairs.

There will also be BT/TV points to all living accommodation, kitchen and bedrooms.

The property will benefit from a full burglar alarm installed.

Outside taps will be located to the rear wall and a patio area will be provided to an enclosed, turfed and landscaped rear garden.

## Agents Note

Photographs and CGI Walk Through are from a different property of the same house type on this development. Floor Plan may be a mirror image of the plot available. Available plots 11, 13, 14 and 33 do not include an open field view.

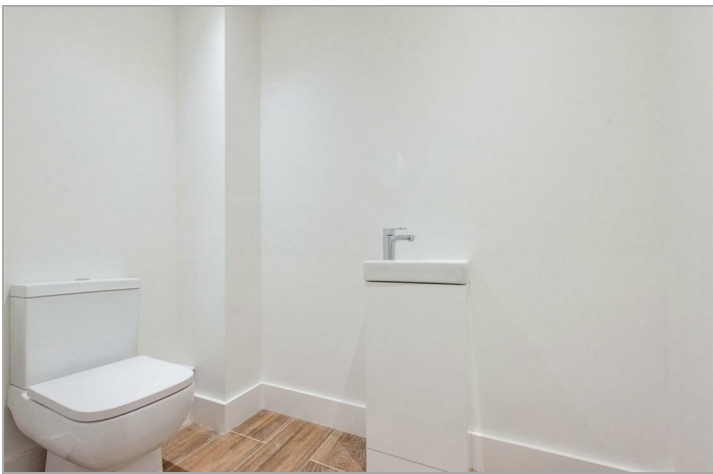
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

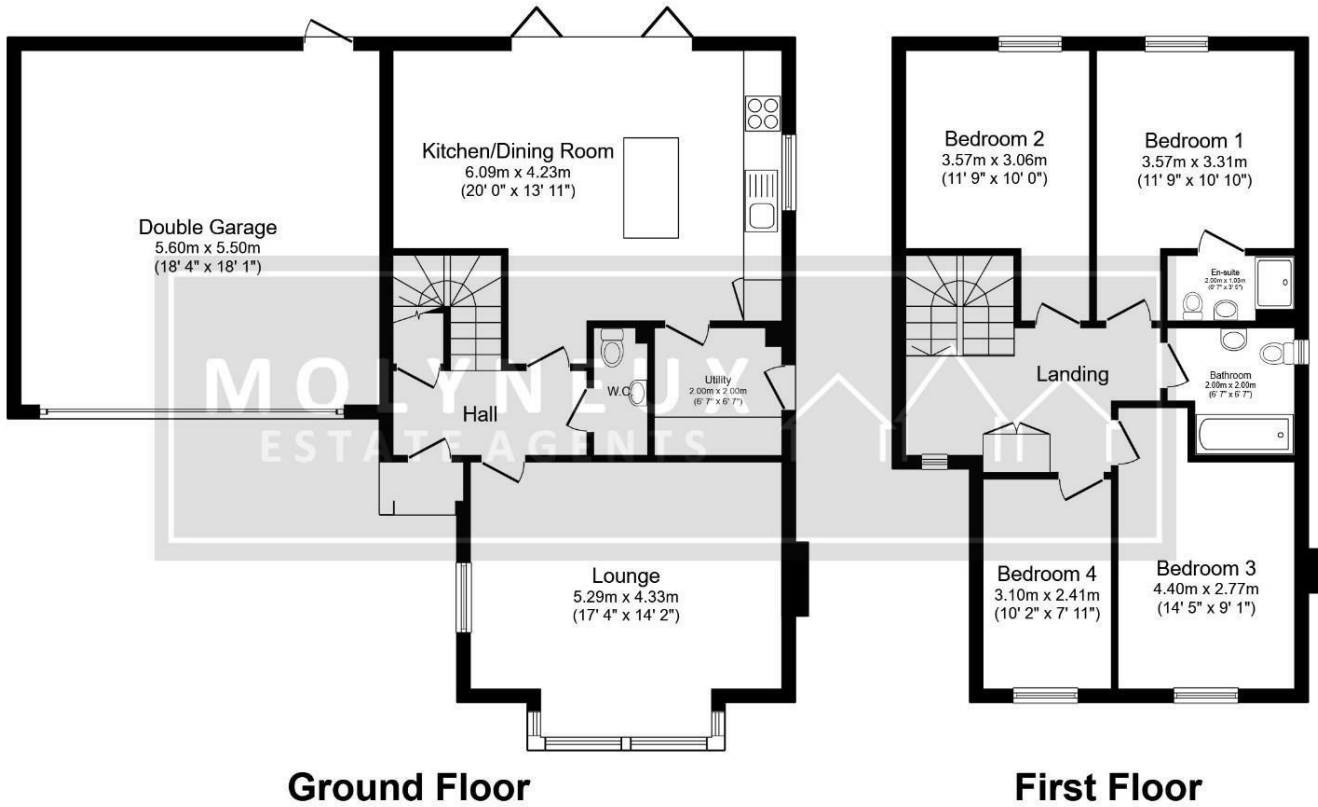
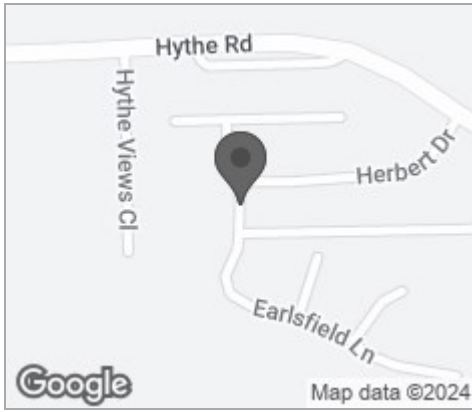
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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





Total floor area 147.9 m<sup>2</sup> (1,592 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
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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