



# Short Lane

Feltwell, IP26

Price £325,000

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## Description

This impressive detached CHALET STYLE FAMILY HOME is available with NO ONWARD CHAIN and enjoys VERSATILE ACCOMMODATION in a pleasant VILLAGE LOCATION.

Downstairs the house comprises a welcoming and spacious entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C. There is a generous lounge with open fireplace as well as a separate sitting room, dining area and CONSERVATORY. The kitchen is fully fitted and includes a range of wall and base level units, airing cupboard (housing the hot water cylinder), two bowl stainless steel sink unit as well as space for cooker, washing machine and fridge. The downstairs accommodation is concluded by a useful porch/second entrance.

Upstairs there are two larger bedrooms which both benefit from BUILT IN STORAGE within the eaves of the roof, in addition to a study/ third bedroom which measures 10'06" x 5'01" and could make an excellent office to WORK FROM HOME or a nursery.

Outside the property enjoys an executive style double gated entrance onto a generous block paved driveway which provides ample off street parking and leads to the garage. There is a STUNNING FRONT GARDEN which, as well as the rear garden, has been meticulously well maintained and includes a vegetable patch and an oil tank in addition to the external boiler which serves an oil fired central heating system. The property also benefits from a personal door access into the garage.

## Measurements

Lean To - 16'06" x 3'05"

Entrance Hall - 10'09" max x 9'08" max

Cloakroom W.C - 3'11" x 3'04"

Lounge - 19'10" x 12'01"

Kitchen - 11'06" max x 10'07" max

Dining Area - 10'10" x 9'02"

Sitting Room - 11'03" x 9'01"

Bedroom - 13'11" max x 11'08" max

Bedroom - 13'06" max x 12'00" max

Study/ Bedroom - 10'06" x 5'01"

Shower Room - 10'07" max x 5'08" max

## Agents Note

Council Tax Band - Kings Lynn & West Norfolk, D

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.

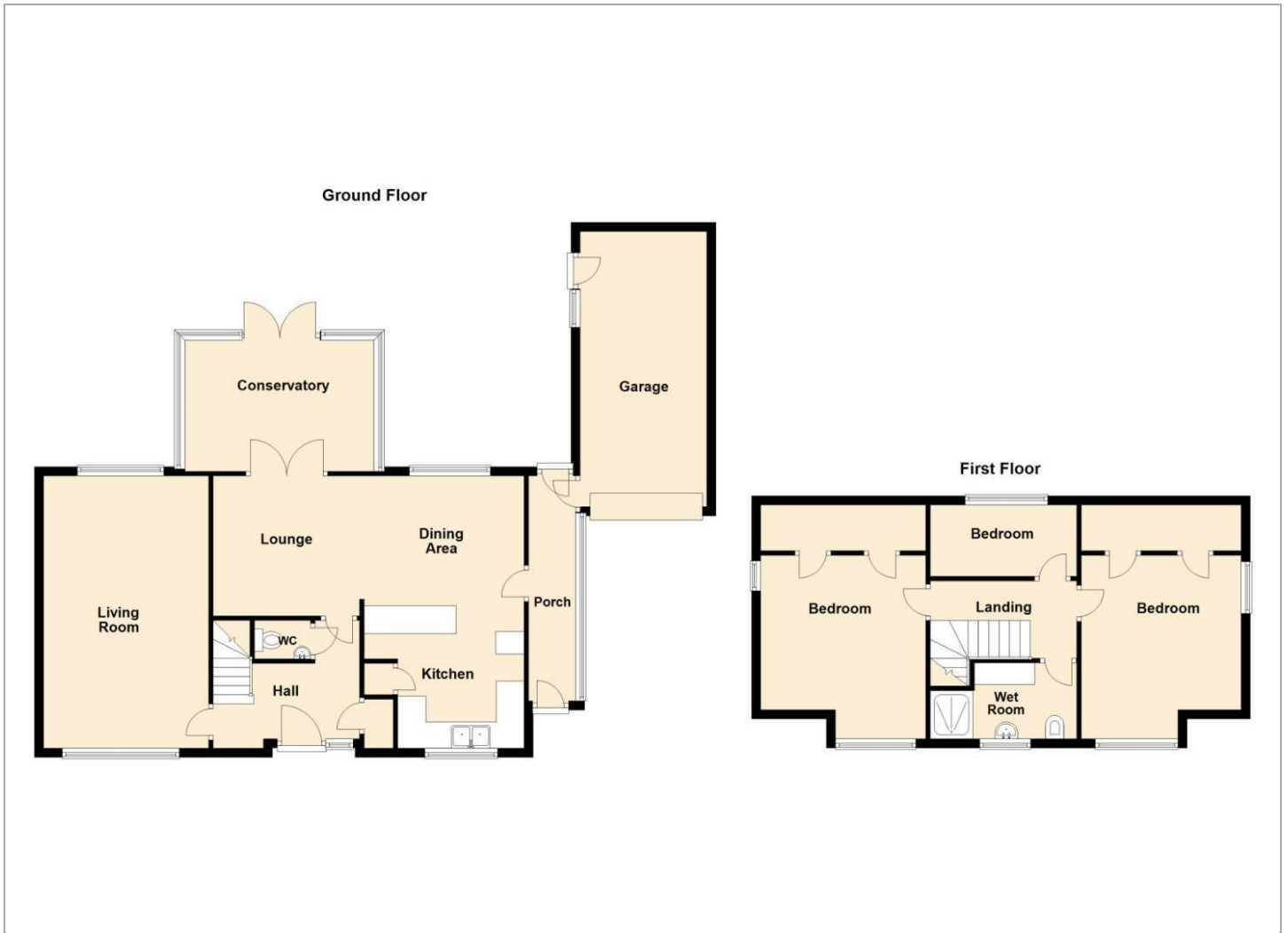
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

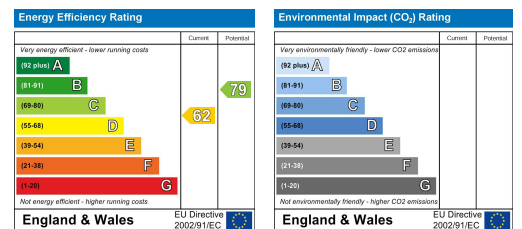
Tel: 01842 818282





## 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.

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