



# Wilton Road

Feltwell, IP26

Price £450,000

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## Description

Molyneux Estate Agents are extremely excited to offer this stunning, period cottage found on the outskirts of Feltwell in Norfolk. Boasting a generous plot with gardens front and rear, there is a range of versatile and spacious accommodation which is beautifully presented throughout. Warmed by an oil fired central heating system, with solar panels providing additional hot water, the cottage also has sealed unit UPVC windows throughout and recently installed ultra fast fibre broadband.

Attractive wrought iron gates open to the cottage with a block paved driveway providing off street parking. There is a lawned front garden plus a patio area ideal for a table and chairs, perfect for outdoor dining and entertaining friends and family. There is a brick store which has tiled flooring, and has been plastered and insulated, plus power and light connected, as well as a timber garden shed, whilst to the rear of the home is a further courtyard garden area.

The internal accommodation is accessed via a welcoming entrance porch in to the open plan kitchen/ family room. A small hall leads to a ground-floor bedroom and adjacent shower room, with the dining located on the otherside of the kitchen. Beyond the dining room is the spacious lounge, which opens to a study, that enjoys a view of the lawned garden area. The study opens to an inner hall where there is both a utility area and cloakroom (W.C), plus stairs leading down to the cellar. A conservatory completes the ground-floor accommodation, of UPVC construction, the conservatory is the ideal spot to sit with a book and enjoy views of the lawned garden. Upstairs the landing opens to three further bedrooms as well as the family bathroom, whilst the master bedroom boasts an en-suite shower room.

The kitchen includes a range of modern wall and base units with worktop over, as well as a built in eye level double oven, an integrated dishwasher and inset hob with extractor above, and the stainless steel sink and drainer. There is space for an

American style fridge-freezer, as well as a door opening to the rear garden, and two built in cupboards, housing both a boiler and hot water tank. The kitchen also has underfloor heating.

The dining room and lounge both feature impressive brick fireplaces, the one in the dining room is not currently in use, whilst the lounge fireplace houses a wood-burner, which is included within the sale. The study has a built in cupboard housing the second oil fired boiler, with the utility providing space for a washing machine and tumble dryer. Another great note is that all four bedrooms have space for a double bed, and have built in wardrobes!

This charming, character home truly must be viewed to be fully appreciated! Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Porch

Kitchen/ Family Room - 27' 8" x c. 13' 1"

Ground-floor Bedroom - 11' 100" max x 10' 8"

Ground-floor Shower Room - 7' 8" max x 7' 1"

Dining Room - 16' 4" max x 13' 3"

Lounge - 23' 5" max x 13' 6"

Study - 11' 10" x 6' 11"

Utility - 7' 5" x 6' 8"

Cloakroom/ W.C

Cellar - 11' x 10' 11"

Stairs to first floor landing

Tel: 01842 818282

Bedroom 1 - 13' 6" max x 12' 3"

En- Suite - 10' 5" x 6' 6"

Bedroom 2 - 14' max x 9' 5" max

Bedroom 3 - 10' 5" x 9' 3"

Bathroom - 15' 3" max x 6' 10" max

Council Tax band - E

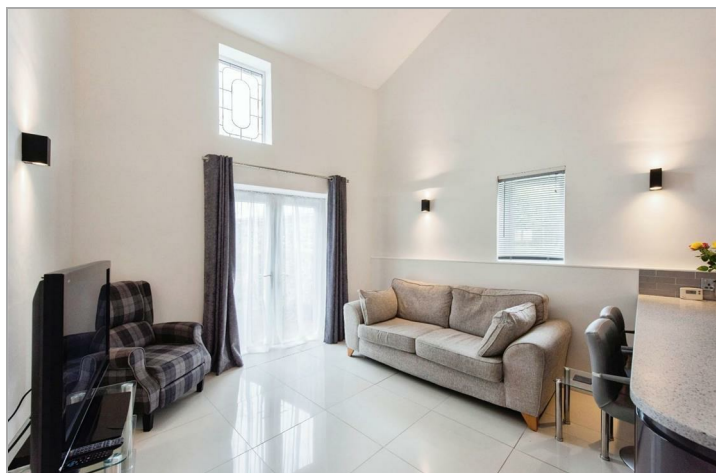
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

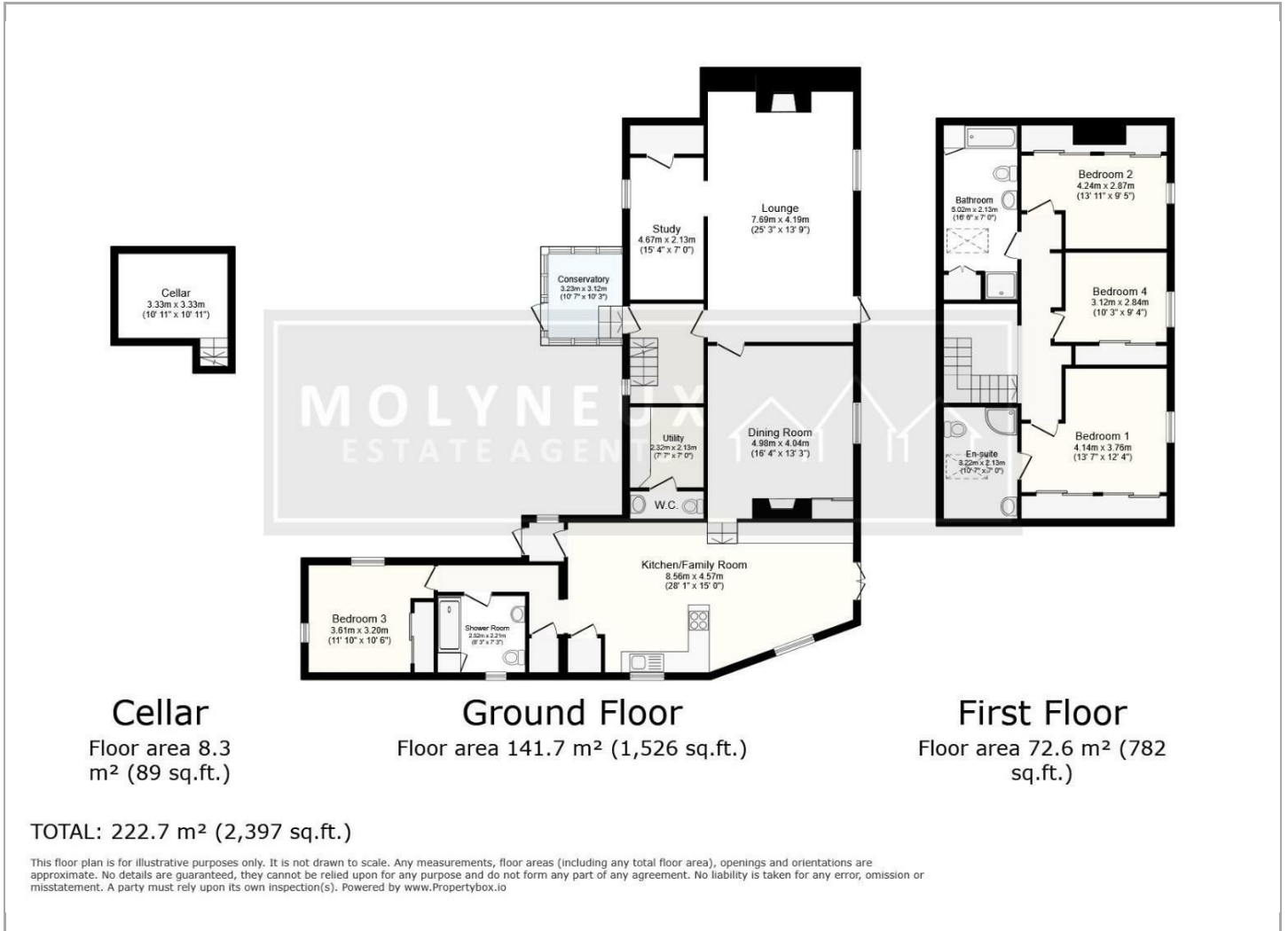
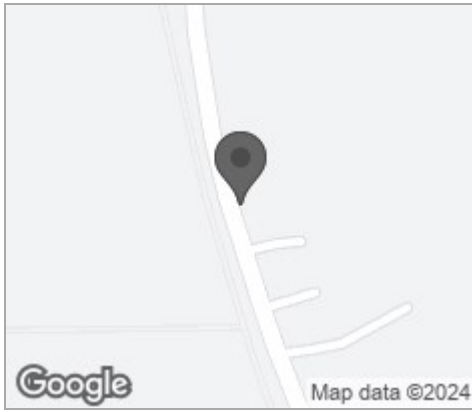
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

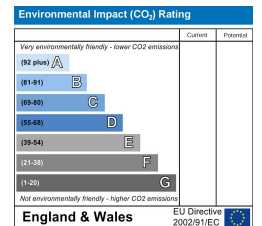
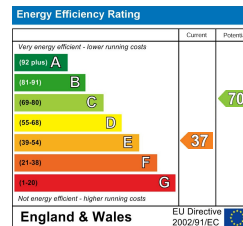
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

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



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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