



# High Street

, IP26

Price £425,000

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, Feltwell, IP26

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## Description

Molyneux Estate Agents are excited to offer this charming, detached cottage found towards the centre of Feltwell in Norfolk. The property is well presented throughout, boasting sealed unit UPVC windows and doors, as well as an oil fired central heating system.

A barn adjacent to the cottage has been converted to provide accommodation, the ground-floor has a bedroom with en-suite shower room, whilst upstairs is an open plan lounge and modern kitchen. The barn can be accessed from both the front and rear, and is completely detached from the main cottage, making it perfect for either an annex, or as a rental.

The main cottage is found over two floors, with the ground-floor comprising kitchen, lounge/ diner, additional sitting room and study. The lounge has an attractive fireplace housing a wood-burner, as well as doors opening to the rear garden. The additional sitting room also has an open fire, whilst the study has a built in cupboard making use of the space 'under the stairs. The kitchen includes a range of fitted wall and base units with work top over, plus an inset ceramic sink and drainer. There is space for a cooker with an extractor fitted above, plus further space for a dishwasher and fridge. The boiler is housed within a kitchen cupboard, and there is a handy built in pantry. The kitchen also has a door opening to the rear garden.

Upstairs the landing opens to all three bedrooms as well as the family bathroom. The master bedroom has two windows to the front aspect, as well as a built in wardrobe, and enjoys an en-suite shower room. Bedroom two also has a built in wardrobe. The family bathroom completes the accommodation, comprising a panelled bath with shower attached, W.C, wash hand basin and a heated towel rail.

The rear garden is partly laid to lawn, as well as patio and shingled areas. There is a gate opening to allow vehicle access, plus a timber garage and additional shed, both of

which have power and light connected.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Kitchen - 13' 7" x 10' 7"

Lounge/ Diner - 22' 4" max x 12' 11"

Sitting Room - 14' 8" max x 12' 11"

Study - 13' x 6'

Stairs to first floor landing

Bedroom 1 - 17' 9" x 9' 9" max

En- Suite - 7' x 4' 7"

Bedroom 2 - 12' 2" x 9' 9"

Bedroom 3 - 9' 9" x 6' 10"

Bathroom - 7' 11" plus door recess x 5' 4"

Converted Barn

Bedroom - 14' 4" x 8' 11"

En-Suite Shower Room - 9' x 5' 1"

Kitchen/ Lounge - 29' 6" inc stairway x 10'

Council Tax Band - D

Tel: 01842 818282

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.

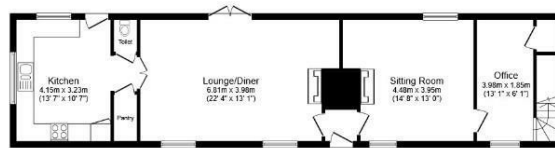
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

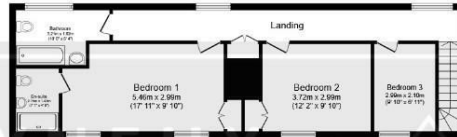
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





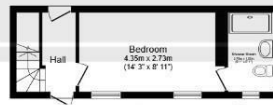
**Ground Floor**

Floor area 77.0 m<sup>2</sup> (829 sq.ft.)



**First Floor**

Floor area 63.2 m<sup>2</sup> (680 sq.ft.)



**Annex Ground Floor**

Floor area 23.9 m<sup>2</sup> (257 sq.ft.)



**Annex First Floor**

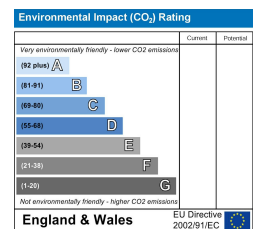
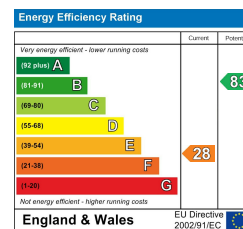
Floor area 23.9 m<sup>2</sup> (257 sq.ft.)

**TOTAL: 188.0 m<sup>2</sup> (2,023 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**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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