



# Earlsfield Lane

Methwold, IP26

Offers in the region of £275,000

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## Description

BRAND NEW HOME available with GARAGE, FLOOR COVERINGS THROUGHOUT, UNDERFLOOR HEATING and TURFED LAWNS included!

This three bedroom link-detached house is thoughtfully laid out to include a spacious entrance porch with cloakroom W.C, leading into a bright and airy OPEN PLAN kitchen dining room with dual aspect windows. There is also a separate UTILITY ROOM and an attractive lounge which in turn offers French doors leading out to the rear garden.

Upstairs there are three bedrooms as well as a useful storage cupboard on the first floor landing, a MODERN family bathroom and EN SUITE shower room to the master bedroom. Outside there is a fully enclosed rear garden and GARAGE as well as driveway for off street parking.

The property benefits from a MODERN electric air source heating system with underfloor heating downstairs.

The village of Methwold is located approx 7 miles from Brandon, 15 miles from Thetford and 12 miles from Downham Market which benefits from a train station to Ely, Cambridge and London Kings Cross.

## Specification

Lounge - 15'10" max x 11'07" max

Kitchen - 14'07" max x 11'03" max

Bedroom One - 11'07" max x 10'06"

Bedroom Two - 11'07" x 7'09"

Bedroom Three - 8'04" x 7'08"

Bathroom - 7'09" max x 6'09"

Cloakroom - 5'11" x 3'06"

Utility/ Side Lobby - 7'00" x 4'02"

The property will include an integrated Bosch washing machine/ dryer, fridge freezer, Bosch dishwasher, Bosch double oven and electric hob with an extractor hood over as well as a sink unit.

Kitchen, Utility and Bathrooms will offer tiled floors.

Sanitaryware will be white with full height tiling.

One colour carpet will be provided to areas that are not covered by tile or hardwood, at choice of purchaser.

There will be BT/TV points to all living accommodation, kitchen and bedrooms. Fittings will be white and there will be a full burglar alarm installed.

Outside taps will be located on the rear wall.

Patio area will be provided to a secure, turfed and landscaped rear garden.

## Agents Note

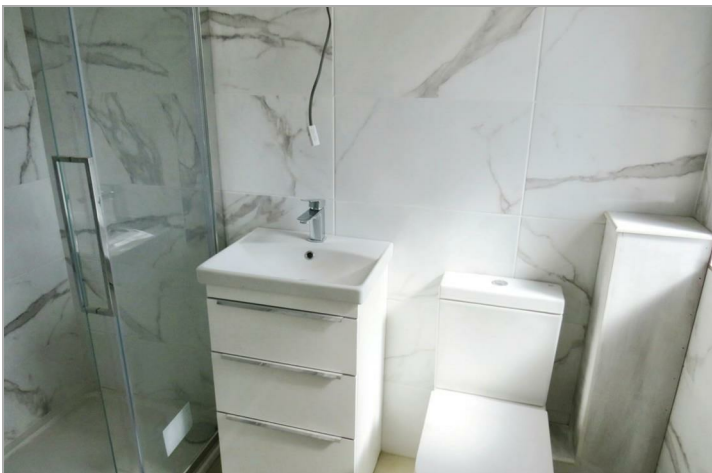
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

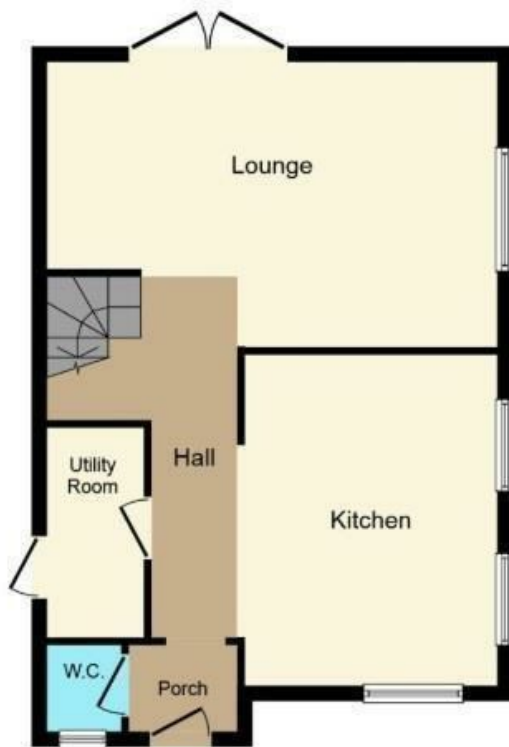
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

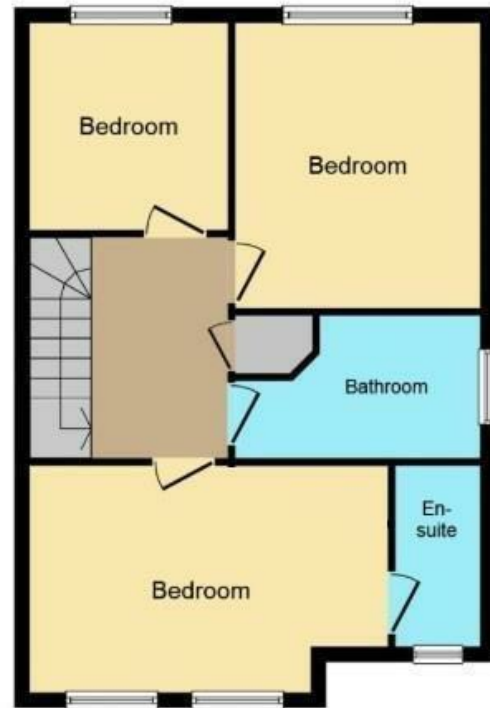
Tel: 01842 818282

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**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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.

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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