



# High Street

Thetford, IP26

Price £210,000

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## Description

This superb home enjoys a pleasant VILLAGE LOCATION within the heart of Feltwell and benefits from CLOSE PROXIMITY to High Street amenities.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, as well as a cloakroom W.C. There is a spacious lounge/ dining room which enjoys French doors overlooking the rear garden as well as a fully fitted kitchen which includes a range of wall and base level units, stainless steel sink unit, INTEGRATED cooker with electric hob and extractor hood over, space for a washing machine, dishwasher and fridge freezer in addition to the wall mounted oil boiler which serves an oil fired central heating system.

Upstairs there are THREE BEDROOMS as well as a FAMILY BATHROOM which comprises a W.C, wash hand basin, heated towel rail and a bath with shower attachment over. There is also a loft access hatch which provides access into a boarded loft space, and a generous sized storage cupboard on the first floor landing.

Outside the property benefits from a fully enclosed rear garden which is predominantly laid to lawn and includes a decking area for seating/ entertaining as well as a useful storage shed and the oil tank. There is a rear gate access which leads out to the parking area where you will find the allocated off street parking.

## Measurements

Lounge - 18'07" x 11'04"

Kitchen - 10'08" x 9'01"

Bedroom - 12'05" x 9'02"

Bedroom - 9'09" x 9'02"

Bedroom - 9'01" x 8'09"

Family Bathroom - 6'09" x 5'06"

## Agents Note

Council Tax Band - Kings Lynn & West Norfolk, B.

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.

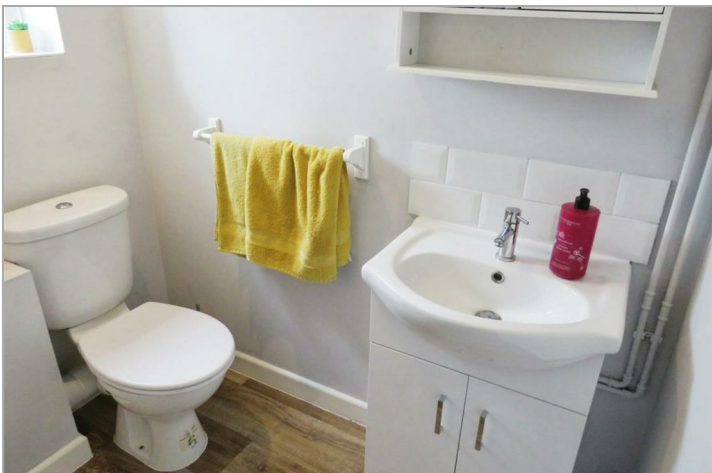
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

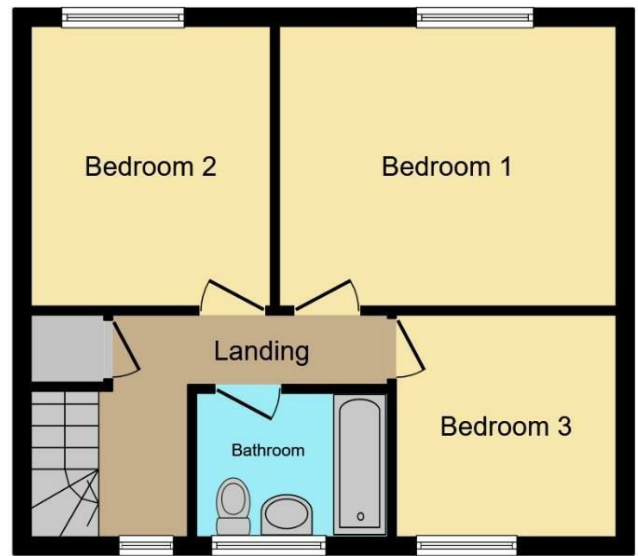
Tel: 01842 818282







**Ground Floor**

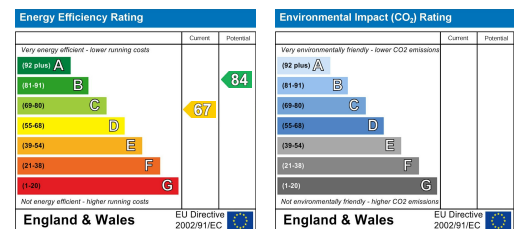


**First Floor**

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK