



# Crown Street

, IP26

Offers in the region of £220,000

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## Description

Molyneux Estate Agents are excited to offer this charming cottage found in a non-estate position within the Norfolk village of Methwold. Offered with no onward chain (current tenants due to leave in August), the property enjoys gardens front and rear, as well as parking to the side for two cars. The accommodation is well presented, and is warmed by an oil fired central heating system.

An entrance porch opens to the inner hall, where there are stairs leading to the first floor landing, as well as opening to the lounge. The lounge enjoys a brick fireplace housing a log-burner, as well as a window to the front aspect. There is an additional room off the lounge, currently used by the tenant as her sewing room, which would make an ideal study, with an attractive bay window to the front aspect. The kitchen/ diner completes the ground-floor, and is found at the rear of the home with a door opening out to the back garden. The kitchen includes a range of fitted wall and base units with worktop over, as well as an inset ceramic sink and drainer with a window above looking over the rear garden., There is a built in oven with hob and extractor fitted over, as well as space for the other appliances. There is a built in cupboard, further storage space 'under the stairs' plus a door leading down to the cellar beneath.

Upstairs the landing, which has a ceiling hatch for access in to the loft space, opens to both bedrooms and the family bathroom. The largest bedroom is found at the front of the home with a window to the front aspect, and boasts a built in cupboard. Like the lounge below, the bedroom also opens to an additional room, which in this case could be a useful dressing area or walk in wardrobe, also with a window to the front aspect. The second bedroom is to the rear with a window looking over the back garden, plus a built in cupboard which houses the hot water tank. The oil boiler is external, and is found at the rear of the home. The family bathroom completes the accommodation, comprising a panelled bath with a shower over and attached, plus W.C & wash hand basin.

Externally the cottage has a lawned front garden with a concrete walkway leading to the front door. From the front, the home enjoys a fantastic view of the village church. The rear garden is a generous size and is fully enclosed. Partly block paved and partly lawned, the garden includes a timber shed, and also has a side gate opening to the off street parking area.

Located just across the road from the village church, plus a children's park and village green, there is also a convenience shop just around the corner, as well as the village pub (The George), and a nearby primary school. There is an upper school on the edge of the village.

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

## Measurements

Entrance Porch & Hall

Lounge - 12' 11" x 11' 8"

Study - 6' 9" plus bay window x 5' 11"

Kitchen/ Diner - 17' 2" max x 9' 10"

Cellar

Stairs to first floor landing

Bedroom 1 - 13' 1" x 8' 11"

Dressing Room - 6' 4" x 6' 2"

Bedroom 2 - 9' 6" x 8' 6"

Bathroom - 8' 2" x 6' 1"

Tel: 01842 818282

Council Tax Band - A

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.

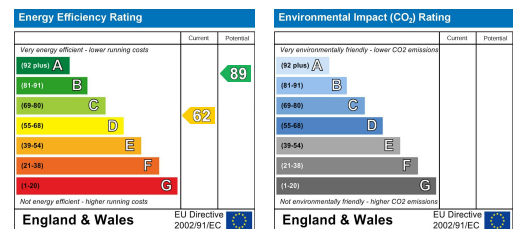
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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