



Old School Close

Feltwell, IP26

Price £220,000

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Description

This impressive END TERRACED home has been THOUGHTFULLY EXTENDED to include a STUNNING kitchen/ dining room as well as MODERN OPEN PLAN living accommodation which includes two/ three bedrooms which could comfortably incorporate a downstairs office space to WORK FROM HOME!

Downstairs the house comprises a welcoming entrance hall which includes a cloakroom W.C and wash hand basin, two useful storage cupboards as well as an additional cupboard which houses the oil boiler (serviced July 2024). The property enjoys a contemporary OPEN PLAN living space which includes a lounge that features a superb wood burning stove in addition to a fully fitted kitchen/ dining room.

The kitchen benefits from French doors which lead out to the rear garden and offers a range of wall and base level units, 1.5 bowl sink unit as well as INTEGRATED APPLIANCES including a dishwasher, washing machine, fridge, freezer and cooker with an electric hob and extractor hood over. There are also two remote controlled Velux windows which allow natural light to flood into this bright and pleasant space. The downstairs accommodation is concluded by a STUDY which could alternatively be used as a downstairs bedroom.

Upstairs the house features two further bedrooms with a useful WALK IN WARDROBE in the master bedroom. The walk in wardrobe includes another skylight window as well as an airing cupboard which houses the hot water cylinder. Finally, there is a FAMILY BATHROOM which comprises W.C, wash hand basin, heated towel rail and a bath with shower over, as well as Velux window.

Outside the property includes a small front garden which is enclosed by a low level picket fence as well as a side access gate which leads into the enclosed rear garden. The rear garden has been well maintained and offers a patio area for seating/ entertaining, outside tap, oil tank and a useful storage

shed. There is also one allocated parking space as well as visitor spaces available nearby.

Measurements

Cloakroom W.C - 5'00" x 2'10"

Lounge - 15'10" max x 10'08" max

Kitchen/ Diner - 14'03" x 9'10"

Study/ Downstairs Bedroom - 9'04" x 7'00"

Bedroom - 11'11" max x 9'04" max, plus depth of Walk In Wardrobe

Bedroom - 9'10" max x 9'09" max

Family Bathroom - 6'09" x 6'00"

Agents Note

Council Tax Band - 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.

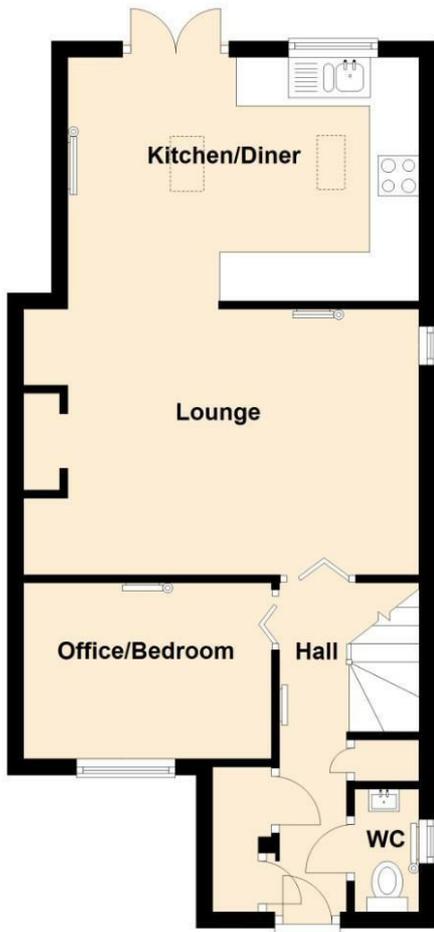
Tel: 01842 818282

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

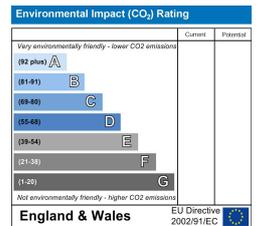
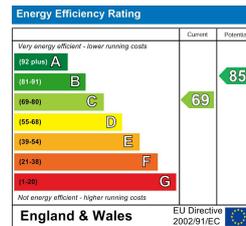


First Floor



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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