



# Long Lane

Feltwell, IP26

Price £450,000

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## Description

This superb CHARACTER HOME is available with NO ONWARD CHAIN and occupies a GENEROUS PLOT in the village of Feltwell. The property enjoys VERSATILE ACCOMMODATION and includes an impressive indoor SWIMMING POOL within a large rear garden.

Downstairs the house comprises a spacious and welcoming entrance porch and entrance hall which provide ample space to remove coats and shoes, in addition to a downstairs shower room which includes a W.C, wash hand basin and shower cubicle. The open plan living accommodation is an impressive space and incorporates a living room with a superb exposed brick fireplace housing a wood burning stove as well as a dining area with doors leading outside. There is also a downstairs bedroom.

The downstairs accommodation is concluded by a modern, fully fitted kitchen which includes a range of wall and base level units, a Rangemaster cooker with extractor hood over, 1.5 bowl Butler sink, INTEGRATED dishwasher and underfloor heating. There is a separate UTILITY ROOM which provides space for a fridge/ freezer and benefits from a door leading out to the rear garden.

Upstairs there are a further four bedrooms which all include BUILT IN wardrobes. The master bedroom offers two WALK IN WARDROBES as well as an EN SUITE which comprises W.C, wash hand basin, heated towel rail, bath and shower cubicle. There is also a FAMILY BATHROOM which includes a W.C, wash hand basin, heated towel rail and a bath with shower over.

Outside the property enjoys gated access into a large shingled driveway providing ample OFF STREET PARKING in addition to a DOUBLE GARAGE with electric up and over doors. There is double gate side access into a generous sized rear garden which includes an indoor SWIMMING POOL, Summer House, a decking area as well as a large patio for

seating/ entertaining. The property is served by an oil fired central heating system and the boiler is located outside.

## Measurements

Entrance Porch - 13'05" x 3'05"

Downstairs Shower Room - 6'10" x 5'10"

Lounge - 22'07" x 11'06" plus depth of Wood Burner

Dining Area - 15'00" x 11'05"

Kitchen - 17'04" max x 11'09" max

Utility Room - 6'09" x 5'11"

Bedroom - 14'11" x 10'11"

En Suite - 11'05" max x 6'02" max

Bedroom - 15'03" max x 9'06" plus depth of built in storage

Bedroom - 11'05" max x 9'10" plus depth of built in cupboard

Bedroom - 11'04" x 7'03" plus depth of cupboard

Downstairs Bedroom - 9'11" x 7'02"

Family Bathroom - 9'10" max x 7'01" max

Covered Swimming Pool - 34'00" x 20'04"

Double Garage - 18'02" x 18'02"

## Agents Note

Council Tax Band - C (Kings Lynn & West Norfolk).

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot

Tel: 01842 818282

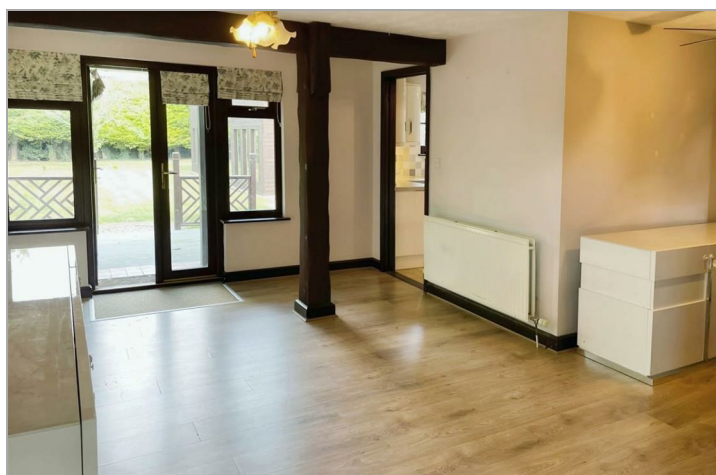
guarantee that they are in working order.

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.

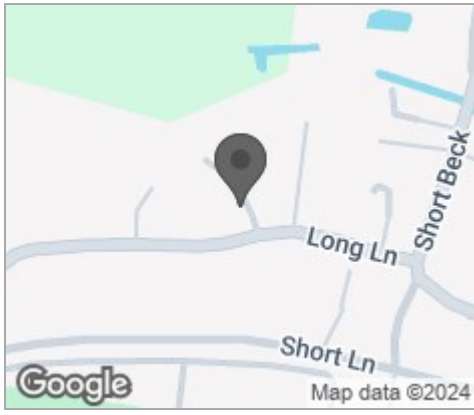
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.







Ground Floor

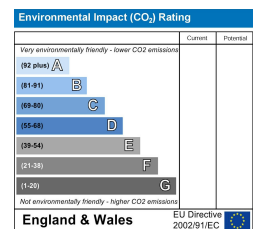
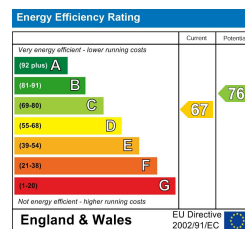


First Floor

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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