



Falcon Road

Feltwell, IP26

Offers over £325,000

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Feltwell, IP26

Offers over £325,000



Description

This superb bungalow has been meticulously WELL MAINTAINED by the current owners and enjoys an enviable CUL DE SAC location within the Norfolk village of Feltwell.

Internally the property comprises a welcoming entrance hall with ample space to remove coats and shoes as well as a useful storage cupboard, loft access hatch and an airing cupboard housing the oil boiler and hot water cylinder. There is a GENEROUS SIZED lounge/ dining room which extends to over 21ft with patio doors that lead into a CONSERVATORY overlooking the rear garden.

There is a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl stainless steel sink, window and door to side as well as space for a washing machine, cooker, under counter fridge and under counter freezer.

The internal accommodation is concluded by three bedrooms which includes an impressive master bedroom with WALK IN WARDROBE and EN SUITE shower room as well as a separate family bathroom which includes a W.C, wash hand basin, heated towel rail and bath with shower over.

Outside, the bungalow benefits from ample driveway off street parking in front of a GARAGE with up and over door to the front as well as a front garden which is laid to lawn. There is a side access gate leading into the rear garden which is predominantly laid to lawn with an attractive patio area and decking area which are ideal for seating/ entertaining. The rear garden also enjoys personal door access into the garage, a useful timber storage shed and an oil tank which serves the oil fired central heating system.

Measurements

Lounge/ Dining Room - 21'10" x 13'10"

Conservatory - 12'7" x 9'7"

Kitchen/ Breakfast Room - 11'10" x 11'00"

Bedroom - 13'10" max x 11'11" max

En Suite - 8'6" x 2'11"

Bedroom - 13'9" x 9'10"

Bedroom - 11'00" x 7'10"

Family Bathroom - 8'9" x 5'6"

Agents Note

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

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

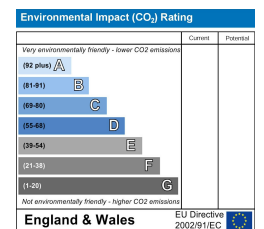
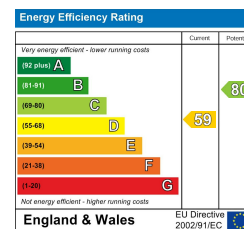




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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