



Church View

Gooderstone, PE33

Price £290,000

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Description

This superb FAMILY HOME offers a sought after Norfolk village location in the heart of Gooderstone and enjoys a picturesque view overlooking St George's Church. The property is also conveniently situated within WALKING DISTANCE of Gooderstone Primary School as well as The Swan Inn public house.

Downstairs the house comprises a welcoming entrance hall which includes ample space to remove coats and shoes, a useful understairs storage cupboard and stairs leading to the first floor landing. There is a fully fitted cottage style kitchen which offers a range of wall and base level units, stainless steel sink and drainer as well as space for a dishwasher and cooker with extractor hood over. There is also a separate UTILITY ROOM which provides additional space for appliances, an oil boiler, W.C and wash hand basin.

The downstairs accommodation is concluded by an impressive open plan lounge/ dining room which includes a feature fireplace housing a multi fuel burning stove as well as a snug/ FAMILY ROOM at the front of the house.

Upstairs there are THREE BEDROOMS, two of which benefit from BUILT IN STORAGE, as well as a FAMILY BATHROOM which comprises W.C, wash hand basin, bath with shower attachment over and a separate shower cubicle. There is also a spacious storage cupboard on the first floor landing and a loft access hatch.

Outside the property is approached by a shingled driveway which provides ample off street parking. There is also vehicular access to the rear garden which provides a useful space located behind a five bar timber gate which would be ideal for parking a caravan or motorhome.

The rear garden is a generous size and has been predominantly laid to lawn with the addition of a patio for seating/ entertaining. There are also a number of outbuildings

including a timber workshop, timber shed, storage barn and greenhouse.

Measurements

Lounge/ Dining Room - 20'9" x 10'10" max

Snug/ Family Room - 10'4" x 10'3"

Kitchen - 13'1" max x 9'8" max

Utility Room - 6'5" x 4'11"

Bedroom - 12'9" x 10'11"

Bedroom - 10'11" x 8'9"

Bedroom - 10'4" max x 10'4" max

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

Agents Note

Council Tax Band - B (Breckland)

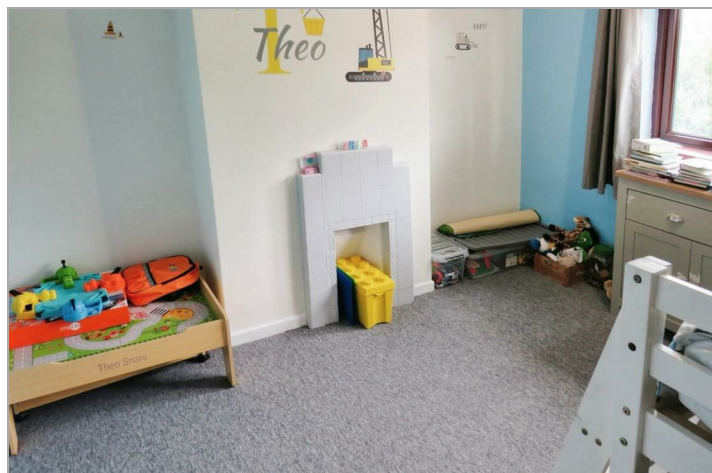
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

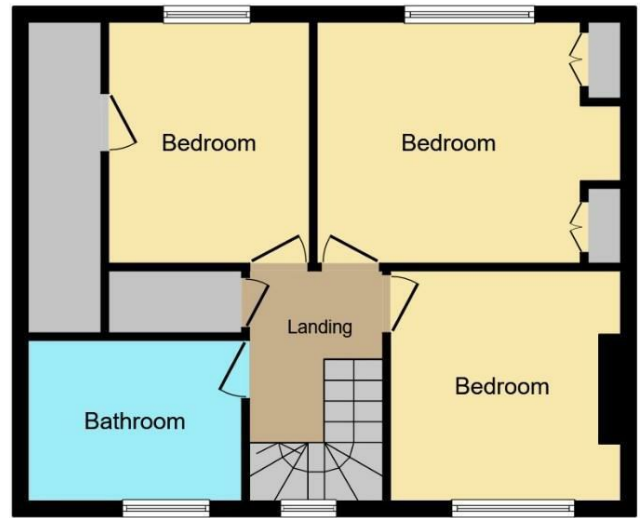
Tel: 01842 818282

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

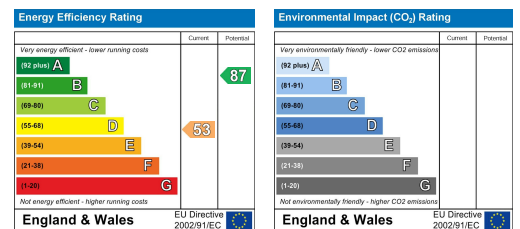


First Floor

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.



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