



Western Close
, IP26

Price £260,000

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, Feltwell, IP26

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Description

Molyneux Estate Agents are excited to offer this spacious, semi detached home found within a cul de sac position in the sought after Norfolk village of Feltwell.

The property occupies a generous plot, with lawned gardens found to the front and rear, plus a long driveway providing ample off street parking.

The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor. To the left is the lounge, with features an open fire place and dual fuel burner, plus French doors opening to the rear garden, as well as a window to the front aspect.

To the right of the entrance is the kitchen/ diner, which includes a range of fitted wall and base units with worktop over. There is space for a Range cooker, with extractor fitted above, and further space for a washing machine and fridge-freezer. In addition to the inset stainless steel sink and drainer, there is an integrated dishwasher, however this is currently not in working order. There are windows to the front and rear aspect, plus a door opening to the rear lobby.

The rear lobby has an external door opening to the rear garden, as well as a storage area which is home to the wall mounted oil fired boiler. The lobby also opens to a useful utility area and cloakroom, with W.C and wash hand basin.

Upstairs the landing opens to all three bedrooms and the family bathroom. The master bedroom has an alcove wardrobe space, whilst the bathroom comprises a panelled bath with shower fitted over, W.C, wash hand basin and a heated towel rail.

The rear garden is fully enclosed and is predominantly laid to lawn. There is an area of patio and also a large timber shed.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 17' 1" x 11' 10" max

Kitchen/ Diner - 17' 2" x 15' 2" max

Rear Lobby with Utility & Cloakroom

Stairs to first floor landing

Bedroom 1 - 12' 3" x 11' 11" max

Bedroom 2 - 11' 10" max x 8' 11"

Bedroom 3 - 8' 8" x 8'

Bathroom - 8' 5" x 4' 8"

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.

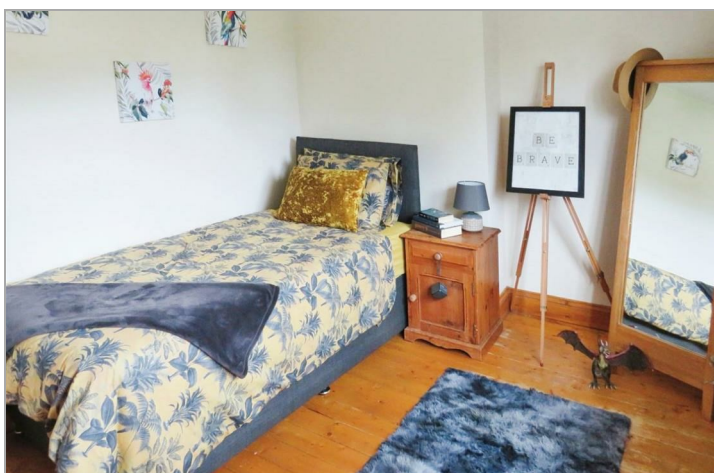
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

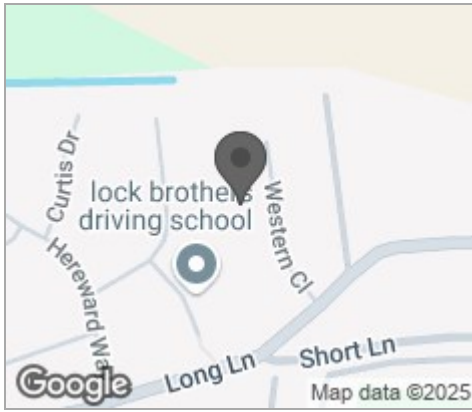
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by

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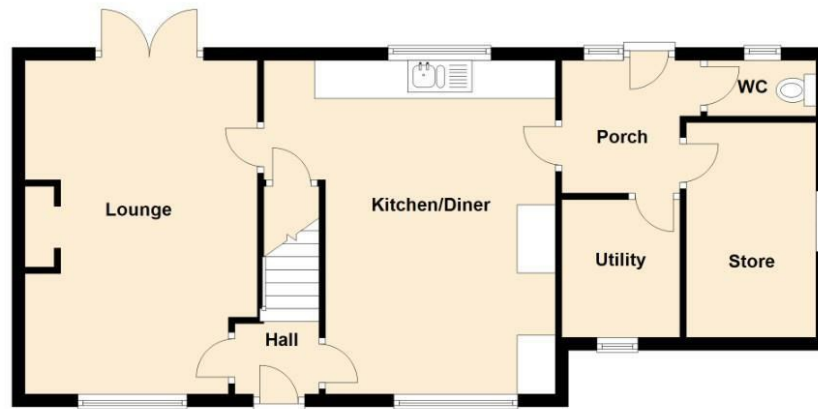
separate negotiation. Please contact the agent with regards to this.

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

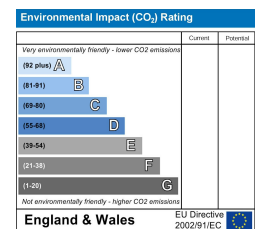
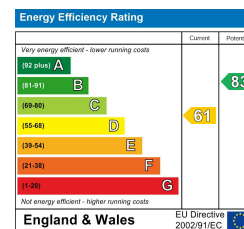


First Floor



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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