



Old Methwold Road
, PE33

Guide price £600,000

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, Whittington, PE33

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Description

Derwent House is a beautifully appointed detached home found in the rural village of Whittington, within Norfolk. Situated in a non-estate location, on a no-through road, the main house boasts five bedrooms, as well as opening to a self contained annex, with its own entrance. Occupying a generous plot the home enjoys a large, wall enclosed frontage, which provides ample off street parking, plus a detached, brick built garage with electric roller door.

The home itself is accessed via a welcoming entrance hall, with attractive block wood flooring. The ground-floor is made up of a generous lounge with wood-burner, which opens to the formal dining room. The diner leads to the modern kitchen/breakfast room, which includes a Range cooker with extractor over. The central island is a nice feature, with an inset sink plus integrated dishwasher fitted. A separate utility with Butler sink provides space for a washing machine and tumble dryer, and also opens to a handy cloakroom/ W.C. The utility has a single door to the rear whilst the kitchen enjoys French doors opening to the garden. Also found on the ground floor is a useful home office/ study, ideal for anyone working from home.

The dining room has double doors opening to another generous reception room, which is currently used as the lounge serving the annex, but could also be part of the main house, as a family room. This room has a vaulted ceiling with Velux windows, two sets of French doors opening to the garden, plus a 'front door' for independent access. This room continues to the remaining annex space, with its own fully fitted kitchen with an integrated fridge/ freezer, built in oven and hob, inset stainless steel sink and drainer plus space for a washing machine. There is a shower room with heated towel rail fitted, the annex bedroom, plus the dining room, which could become the lounge if required. The diner has patio doors to the added conservatory, which in turn opens to the garden. The annex is a fantastic addition to the home, which works brilliantly for anyone looking to move in with relatives, or even for older children to have their own space. The annex has

electric underfloor heating throughout.

Getting back to the main house, and once upstairs, the landing opens to five bedrooms plus the family bathroom. The main bedroom has two double built in wardrobes to one wall, plus an en-suite comprising bath and shower attachment, W.C, wash hand basin and heated towel rail. The other four bedrooms are all well presented and decorated, with bedroom five also including built in wardrobe space. The family bathroom completes the accommodation, and boasts both a walk in shower cubicle plus panelled bath with shower attached, W.C, wash and basin and also a heated towel rail.

The main house is served by an oil fired central heating system. Other worthy notes are the internal oak doors, plus TV points to every bedroom. The home is extremely well presented throughout and we highly recommend internal viewings!

The rear garden is a fantastic space, and whilst predominantly laid to lawn, also features a patio area ideal for dining and entertaining. There is a brick store with power and light, a vegetable patch, plus steps leading to a 'secret garden' found at a higher level to the back of the main garden. This 'secret garden' is a super extra space, also laid to lawn, a quirky feature we really love about this modern home.

Measurements

Entrance Hall

Lounge - 17' 6" x 13' 9"

Dining Area - 13' 7" x 10'

Family Room/ Annex Lounge - 19' 6" x 10' 8"

Annex Kitchen - 10' 3" x 5' 7"

Annex Diner/ Lounge - 13' 3" max x 9' 7"

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Annex Conservatory - 9' 1" x 9' 1"

Annex Bedroom - 9' 2" x 7' 6"

Annex Shower Room - 6' 10" x 3' 11"

Kitchen/ Breakfast Room - 16' 3" x 10'

Utility - 11' 10" x 7' 3"

Study - 10' 7" x 6' 6"

Stairs to first floor landing

Master Bedroom - 12' 7" x 11' 5"

En-Suite - 10' 8" x 5' 9"

Bedroom 2 - 11' 10" x 10' 7"

Family Bathroom - 10' 1" x 6' 10"

Bedroom 3 - 13' 9" x 8' 9"

Bedroom 4 - 10' 7" x 6' 6"

Bedroom 5 - 9' x 7' 11"

Garage - 15' 5" x 12' 6"

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.

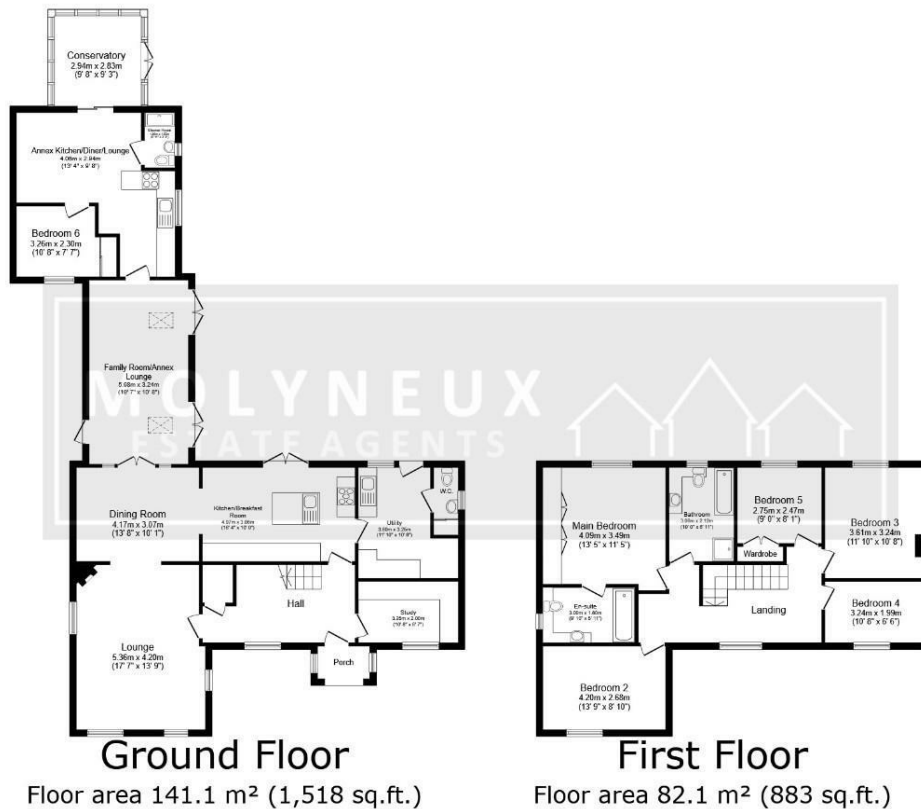
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.



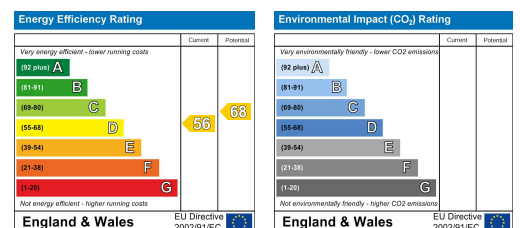


TOTAL: 223.1 m² (2,402 sq.ft.)

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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