



## Hall Farm Close

Feltwell, IP26

Price £280,000

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## Description

This UNIQUE and SPACIOUS FAMILY HOME is located within the popular Norfolk village of Feltwell and available with NO ONWARD CHAIN!

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C with a wash hand basin. There is a generous sized lounge as well as an expansive kitchen/ dining room which both offer French doors overlooking the rear garden. The contemporary kitchen/ dining room is a superb space for hosting/ entertaining and offers a range of wall and base level units, 1.5 bowl sink and drainer as well as integrated Bosch oven, electric hob and extractor hood fitted over.

Upstairs the property benefits from three bedrooms with an en suite shower room to the master bedroom in addition to a family bathroom comprising W.C, wash hand basin and a bath with shower over. The three bedrooms all offer built in cupboard storage space too.

Outside the property includes off street parking space for two cars with a side access gate leading into the fully enclosed rear garden. The rear garden is predominantly laid to lawn and includes a generous patio for seating/ entertaining.

## Measurements

Cloakroom W.C - 6'6" x 3'1"

Lounge - 17'8" max x 14'8" max

Kitchen/ Dining Room - 23'2" max x 17'3" max

Bedroom - 17'8" max x 16'11" max

En Suite Shower Room - 7'5" x 6'1"

Bedroom - 13'00" max x 12'5" max

Bedroom - 12'3" max x 10'1" max

Family Bathroom - 7'4" x 6'9"

## Agents Note

There is a management charge of £289.48 per annum, payable to Block Management UK Ltd.

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

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.

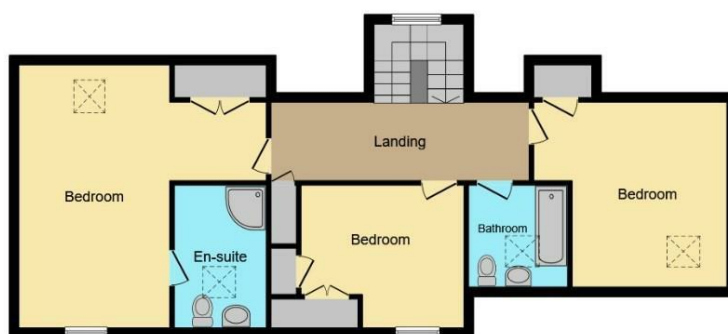
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

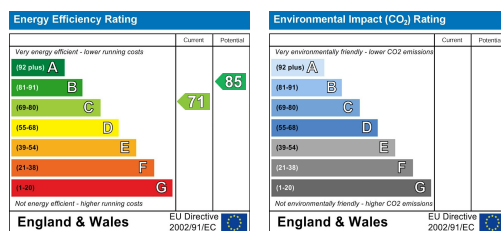




### First Floor

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](http://www.Propertybox.io)

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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