



Fairfield Way

, IP26

Guide price £230,000

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Fairfield Way

, Feltwell, IP26

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Description

Guide Price £230,000 - £240,000! Molyneux Estate Agents are pleased to offer this detached bungalow found within a sought after development in the village of Feltwell. The property is offered with no onward chain.

Boasting a range of versatile accommodation, the bungalow has an oil fired central heating system, and enjoys gardens to both the front and rear. A driveway provides ample off street parking whilst leading to the adjoining garage and workshop.

The accommodation is accessed via a welcoming entrance hall, with doors opening to the lounge, kitchen, two bedrooms and the shower room. The lounge in turn leads to what could be used as a formal diner, or third bedroom, having originally been the garage which was converted many years ago. The kitchen also leads to a dining area, which in turns opens to an added conservatory.

The kitchen includes a range of fitted wall and base units with worktop over, as well as space for the usual appliances. There is an inset stainless steel sink and drainer with window above looking out to the rear garden. The adjoining diner or potential utility is home to the wall mounted oil fired boiler, whilst the conservatory opens straight out the garden.

The shower room comprises a walk in shower cubicle, W.C, wash hand basin and a frosted window to the rear aspect.

Externally the front garden is lawned with the exception of the driveway. A side gate leads to the rear garden which is partly laid to patio and partly lawned, with a timber shed also included, and a back door opening to the workshop and leading to the garage. Both have power and light connected, the garage has a metal up and over door to the front.

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

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 14' 11" x 12' 3" max

Dining Room/ Third Bedroom - 16' 6" x 8' 11"

Kitchen- 10' 8" plus door recess x 10' 4"

Diner - 11' 6" x 8' 11"

Conservatory - 11' 9" x 7' 1"

Bedroom 1 - 12' 6" x 10' 1"

Bedroom 2 - 10' 11" x 10' 1"

Shower Room - 7' 10" x 5' 6"

Garage - 16' 3" x 9' 4" max

Workshop - 12' 5" x 6' 8" max

Council Tax Band - 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

Tel: 01842 818282

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.



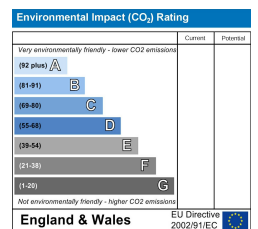
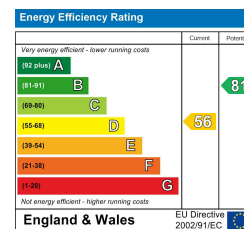


Ground Floor



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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK