



Paynes Lane

Feltwell, IP26

Guide price £400,000

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Description

ANNEXE INCLUDED! This spacious FAMILY HOME is available with NO ONWARD CHAIN and enjoys CLOSE PROXIMITY to Feltwell High Street as well as a local recreational park and offers versatile living accommodation within a pleasant Norfolk village.

Downstairs the property includes a welcoming entrance hall with ample space to remove coats and shoes in addition to stairs leading to the first floor landing. There is a lounge which features an impressive fireplace with a recently replaced solid oak mantle that houses a wood burner as well as modern porcelain tile flooring which continues into the spacious kitchen/ dining room.

The kitchen/ dining room benefits from a range of wall and base level units, solid oak worktops, integrated dishwasher and fridge freezer as well as space for additional appliances. There is a butler sink, breakfast bar and useful understairs storage cupboard and doors which lead into a CONSERVATORY overlooking the rear garden.

There is a separate UTILITY ROOM, offering additional space for appliances plus a cloakroom W.C, leading into the one bedroom ANNEXE that consists of a contemporary kitchen/ living room with French doors to the front of the house, a range of wall and base level units, space for appliances and a stainless steel sink and drainer in addition to a separate bedroom.

The first floor landing includes an airing cupboard, housing the hot water cylinder, and offers access into FOUR DOUBLE BEDROOMS as well as a modern family bathroom which benefits from a W.C, wash hand basin and bath with shower attachment over. There is also an EN SUITE shower room which comprises W.C, wash hand basin and a shower cubicle.

The house occupies a generous overall plot and enjoys a

shingled driveway to the front with ample parking for 4-5 vehicles which is enclosed by a low level wall, fencing and a front gate. There is a side access gate leading into the rear garden which has been predominantly shingled for ease of maintenance and includes a block paved patio area for seating/ entertaining, oil tank, brick built wood store plus a dog enclosure which can be included in the sale if a buyer wishes as well as a large kennel.

Agents Note

Council Tax Band - Kings Lynn & West Norfolk, 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.

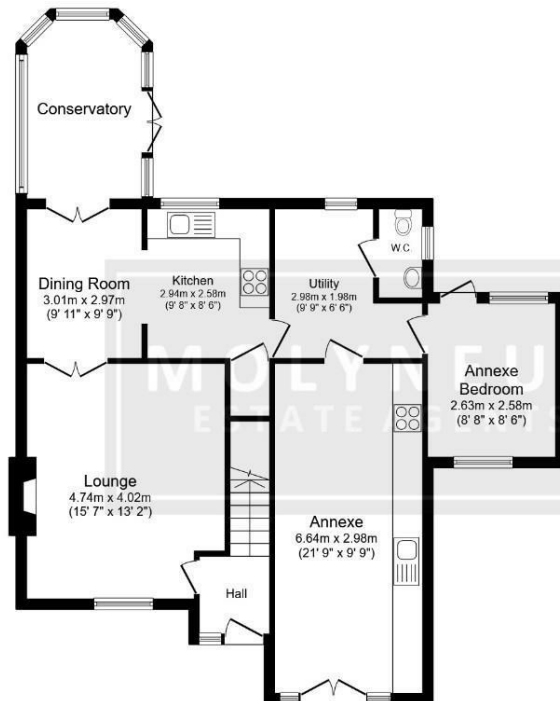
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

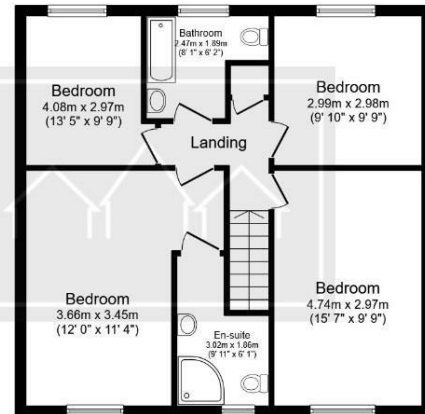
Tel: 01842 818282





Ground Floor

Floor area 86.3 sq.m. (929 sq.ft.)



First Floor

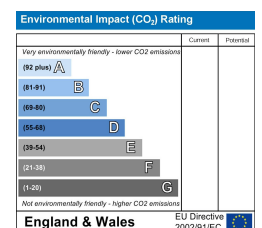
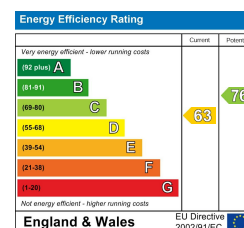
Floor area 62.6 sq.m. (674 sq.ft.)

Total floor area: 148.9 sq.m. (1,603 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.



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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