



Old Severalls Road

Methwold Hythe, IP26

Guide price £475,000

4 2 2 C



Old Severalls Road

Methwold Hythe, IP26

Guide price £475,000



Description

Molyneux Estate Agents are excited to offer this stunning barn conversion found in the rural village of Methwold Hythe.

The property is offered with NO ONWARD CHAIN, and enjoys a range of spacious and versatile accommodation, with character features throughout.

A double garage with additional parking available in front is found at the rear of the home, which also boasts A GENEROUS REAR GARDEN, that must be viewed to be appreciated!

The internal accommodation is accessed via a welcoming entrance hall where there are two built in cupboards, one of which houses the oil fired boiler. There is also a useful cloakroom with W.C and wash hand basin fitted. The lounge has windows to both the front and rear aspects, as well as a feature brick fireplace housing a multi fuel burner. The lounge has external doors opening to the rear garden.

The open plan kitchen/ diner includes a range of fitted wall and base units with worktop over. There is a Range cooker with extractor fitted above, plus an inset ceramic sink and drainer, with a window above to the front aspect. The kitchen has an integrated dishwasher, space for a fridge-freezer and opens to a utility which provides further space for a washing machine and tumble dryer, as well as an additional stainless steel sink and drainer. The dining area has windows and two doors opening to the rear garden.

Upstairs the large landing opens to all four bedrooms as well as the family bathroom. The bathroom has both a shower cubicle and free standing clawfoot bath, as well as the W.C, wash hand basin and a heated towel rail, with a window to the rear. The master bedroom enjoys an en-suite shower room, and a walk in wardrobe. There is a connecting door from the master bedroom in to bedroom two, which could also be used as a home office.

The rear garden is a fantastic feature of this lovely home, and whilst predominantly laid to lawn, also has a patio area ideal for table and chairs. A side gate opens to the parking area and the brick built double garage.

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

Measurements

Entrance Hall

Lounge - 24' 11" max x 18' 6" max (L-shaped)

Kitchen/ Diner - 23' 8" max x 23' 5" max (L-shaped)

Utility - 7' x 5' 1"

Stairs to first floor landing

Bedroom 1 - 16' 9" plus door recess x 14' 3"

En- Suite Shower Room

Bedroom 2 (current office) - 14' 2" x 10' 10"

Bedroom 3 - 13' 4" x 11' 1" plus door recess

Bedroom 4 - 13' 1" x 10' 7"

Bathroom - 10' 6" x 8' 7"

Council Tax Band - 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.

Tel: 01842 818282

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.

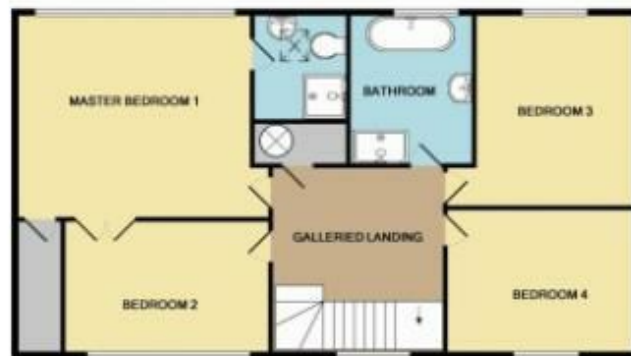
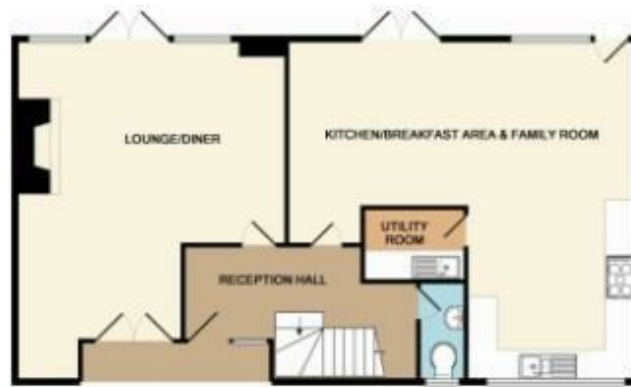
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

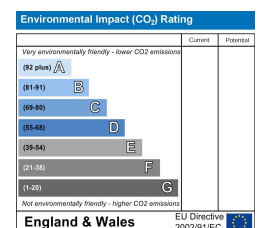
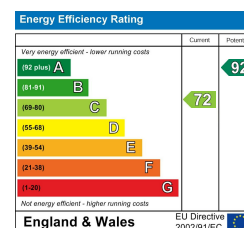
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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