



Normandy Close

Northwold, IP26

Price £325,000

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Description

Molyneux Estate Agents are excited to offer this well presented, detached home found within a cul de sac position, in the sought after village of Northwold.

The home enjoys a generous rear garden which is predominantly laid to lawn, as well as a detached garage with driveway in front. The brick built garage has a pitched roof ideal for additional storage, power and light connected, plus a personal door opening to the rear garden. The garden is a superb size and a real must see!

The internal accommodation is accessed via a welcoming entrance hall which includes a built in storage cupboard, and has stairs leading to the first floor. The lounge is to the left of the entrance, and enjoys double aspect windows to the front and side aspects, as well as patio doors to the rear opening to the conservatory. The lounge also boasts a feature fireplace housing a wood-burner. The conservatory is of UPVC construction and opens to the rear garden.

To the right of the entrance hall is the open plan kitchen and dining area, which in turn leads to a small lobby. The lobby area opens to a useful ground floor cloakroom with W.C and wash hand basin, and has an external side door opening to the garden. The diner has a window to the front aspect, whilst the kitchen has a window over the sink unit looking out to the rear garden. The kitchen has a built in oven with hob and extractor fitted over, as well as space for a washing machine, slimline dishwasher and a fridge-freezer.

Upstairs the landing has a built in cupboard which houses the hot water tank, a window to the rear and a ceiling hatch for access in to the loft space. The landing opens to all three bedrooms and the family bathroom, which comprises a panelled bath with shower over, W.C, wash hand basin and a frosted window to the side aspect. The main and second bedrooms both have windows to the front aspect of the home, whilst bedroom three has a window to the side. The master

bedroom has a built in wardrobe with mirrored sliding doors. Bedroom two has the same, plus a built in cupboard with useful shelving.

The property has sealed unit UPVC windows and doors, plus an economy 10 electric wet heating system.

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

Measurements

Entrance Hall

Lounge - 17' 7" x 10' 10" max

Conservatory - 9' 8" x 8' 11"

Diner - 9' 11" x 8' 3"

Kitchen - 9' 11" max x 9'

Rear Lobby & Cloakroom

Stairs to first floor landing

Bedroom 1 - 10' 11" x 10' 5" plus door recess

Bedroom 2 - 10' x 9' 4" plus door recess

Bedroom 3 - 7' 5" x 6' 10"

Bathroom - 7' 11" max x 6' 4" max

Garage - 19' 2" x 11' 9"

Council Tax Band - C

Tel: 01842 818282

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.

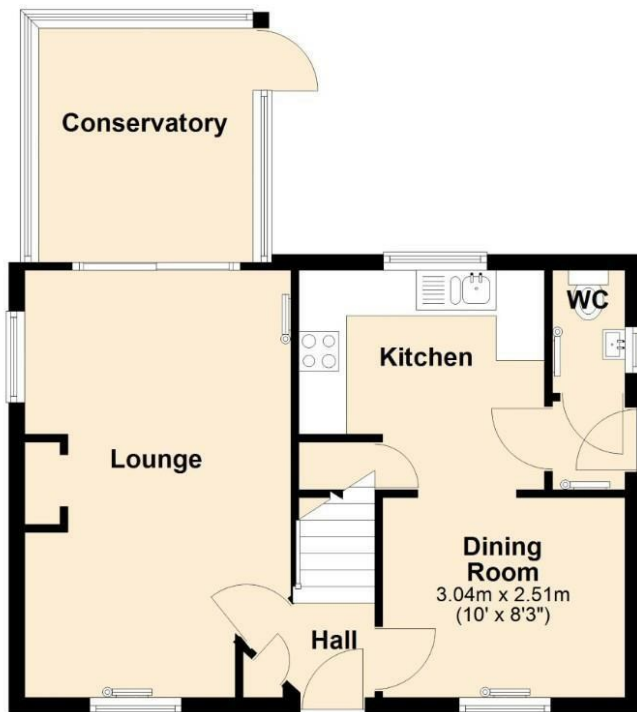
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

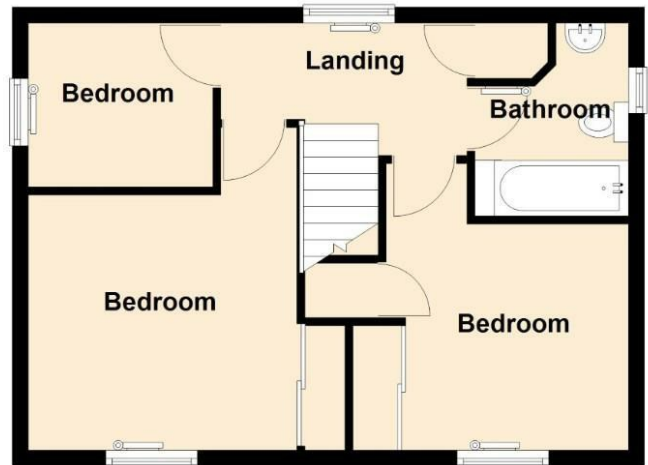




Ground Floor



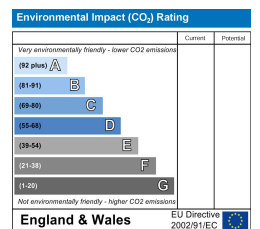
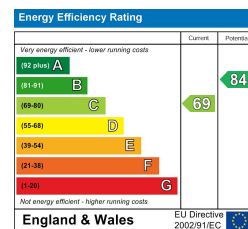
First Floor



2 Normandy Close, Northwold

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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