



Old Feltwell Road

Methwold, IP26

Price £395,000

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Methwold, Thetford, IP26

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Description

This STUNNING and UNIQUE DETACHED HOUSE is well situated within the pleasant, semi-rural VILLAGE of Methwold and would make a fantastic FAMILY HOME. The property was built circa 2008 and benefits from a combination of attractive character features and modern living accommodation.

Downstairs the house comprises a generous sized split level lounge with ample space for a dining set beneath a sky light window, as well as French doors which open into the garden. There is a MODERN KITCHEN which enjoys a range of wall and base level units, INTEGRATED fridge freezer, dishwasher and cooker with 6 ring electric hob and extractor hood over, 1.5 bowl butler sink, wine fridge and additional space for washing machine and tumble drier. The downstairs accommodation is concluded with a DINING ROOM, cloakroom W.C and an inner hall with a useful storage cupboard which also houses the oil boiler.

The first floor offers three double bedrooms, which includes BUILT IN WARDROBES in the smallest room, as well as a contemporary FAMILY BATHROOM. The family bathroom has been recently updated and features a bath with shower over, heated towel rail, W.C and wash hand basin. There is a door and in turn staircase leading to the second floor which enjoys an expansive 'attic' bedroom with built in storage cupboard and EN SUITE shower room.

Outside there is gated access leading onto a generous block paved driveway which provides ample off street parking in addition to a DOUBLE CAR PORT including built in storage to the rear and above. There is a small artificial lawn for ease of maintenance as well as easy access to the properties oil tank.

Measurements

Cloakroom W.C - 7'11" x 3'05"

Lounge/ Dining Room - 24'11" max x 14'02"

Separate Dining Room - 12'11" max x 11'04" max

Kitchen/ Breakfast Room - 15'06" max x 12'01" max

Inner Hall - 10'01" x 5'11"

Bedroom - 15'03" max x 14'02" max, sloped ceilings restrict head height at max measurement

Bedroom - 14'02" max x 13'00" max

Bedroom - 13'00" x 7'05" plus depth of built in wardrobes

Family Bathroom - 7'10" x 7'06"

Attic Bedroom - 20'01" max x 12'09" max, sloped ceilings restrict head height at max measurement

En Suite - 7'11" max x 5'11" max, sloped ceilings restrict head height at max measurement

Agents Note

This property is served by Septic Tank drainage.

Council Tax Band - Kings Lynn And West Norfolk, E.

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

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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.

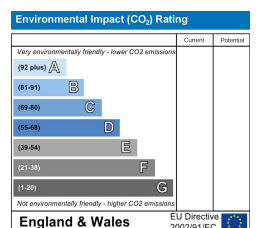
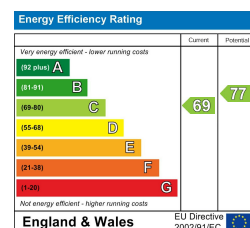




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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