



Cross Lane

Northwold, IP26

Guide price £350,000

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Description

Guide Price £350,000 - £375,000! Nestled in the picturesque village of Northwold, this charming flint and brick cottage offers a delightful blend of character and modern living. Built in the 1800's, the property has been thoughtfully maintained and boasts a generous living space of 1,324 square feet.

Upon entering, you are welcomed into two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed lounge and dining area create a warm atmosphere, while the kitchen is designed for practicality and ease of use. The ground floor also features a convenient bathroom, ensuring comfort for both residents and guests.

The property comprises three spacious bedrooms, providing ample accommodation for families or those seeking extra space. The upstairs shower room adds to the convenience of this home, making it ideal for busy mornings.

One of the standout features of this cottage is the annex space, which offers versatility for various uses, whether as a home office, guest suite, or additional living area. The attractive views surrounding the property enhance its appeal, allowing you to enjoy the beauty of the countryside from the comfort of your home.

For those with vehicles, the property provides parking for up to four vehicles, a rare find in such a charming setting. This delightful cottage on Cross Lane is not just a house; it is a place where memories can be made, and a true sense of home can be found. Don't miss the opportunity to make this enchanting property your own.

Measurements

Lounge - 14' 2" max x 12' 9" max

Kitchen - 15' 5" max x 12' max

Dining Room - 19' 11" x 7' 4"

Utility Area

Ground Floor Bedroom - 14' 6" x 8'

En-Suite

Rear Lobby - 10' 7" x 4' 10"

Study/ Office - 7' 9" x 4' 11"

Ground Floor Bathroom - 10' 10" plus door recess x 4' 9"

Stairs to first floor landing

Bedroom - 13' 2" plus wardrobes x 12' 1"

Shower Room - 8' 10" x 2' 11"

Bedroom 2 - 12' x 11' 9" max

Council Tax band - B

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.

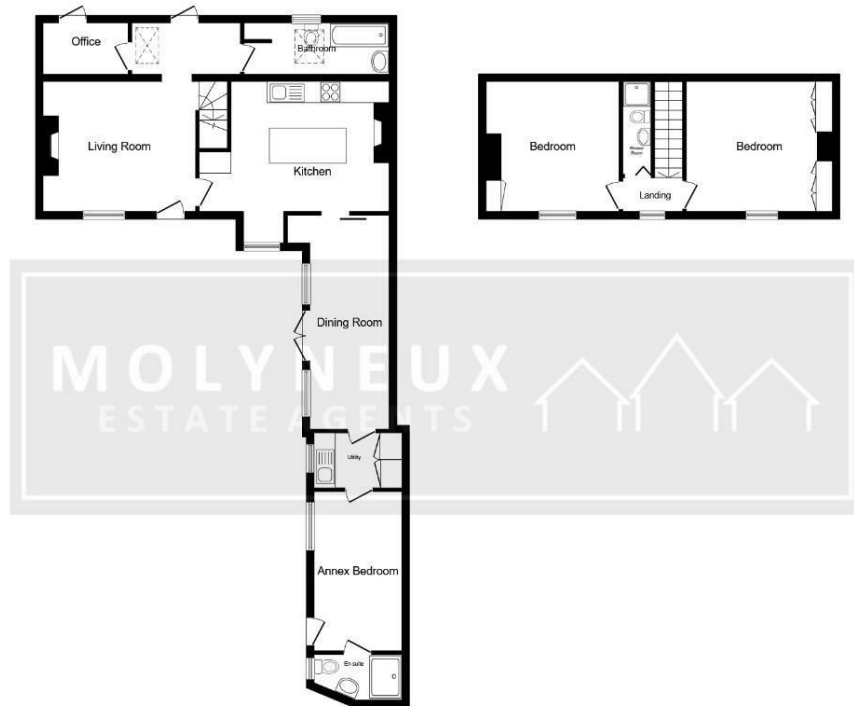
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01842 818282

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
Floor area 86.6 sq.m. (932 sq.ft.)

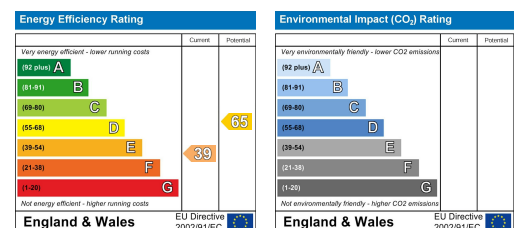
First Floor
Floor area 36.1 sq.m. (388 sq.ft.)

Total floor area: 122.6 sq.m. (1,320 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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