



De Playz Close

Methwold, IP26

Price £280,000

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Description

This RECENTLY CONSTRUCTED (2024) link-detached home is available with NO ONWARD CHAIN and enjoys STUNNING, CONTEMPORARY open plan accommodation as well as a fully enclosed garden, garage and driveway off street parking.

Downstairs the house comprises a welcoming entrance porch with ample space to remove coats and shoes, as well as a cloakroom W.C. There is an impressive open plan kitchen/ dining room which opens seamlessly into the lounge with French doors overlooking an enclosed rear garden. The kitchen is fully fitted with a range of wall and base level units, sink and drainer, integrated fridge freezer, dishwasher and cooker plus an induction hob with extractor hood fitted over.

There is a door leading into the utility room which offers additional space for a washing machine and tumble drier plus access into a generous sized garage with electric front door, power and light.

Stairs lead to a first floor landing, with a useful understairs storage cupboard beneath. Upstairs there are three bedrooms, the largest of which benefits from a modern en-suite shower room, and the internal accommodation is concluded by a family bathroom which comprises W.C, wash hand basin, bath with shower attachment over and a heated towel rail.

The property boasts a fully enclosed rear garden which is predominantly laid to lawn with a small patio area for seating/ entertaining. There is also a base in place for a garden cabin to be erected in future, should a buyer wish to do so. There is a shingled driveway which offers ample off street parking in front of the garage.

Measurements

Entrance Hall - 6'5" x 4'5"

Cloakroom W.C - 5'11" x 3'6"

Lounge - 15'10" x 11'6"

Utility Room - 7'00" x 4'2"

Kitchen/ Dining Room - 14'7" max x 13'2" max

Bedroom - 11'7" max x 10'6" max

En Suite - 7'4" x 3'9"

Bedroom - 11'7" x 7'8"

Bedroom - 8'4" x 7'8"

Family Bathroom - 7'9" max x 6'9" max

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.

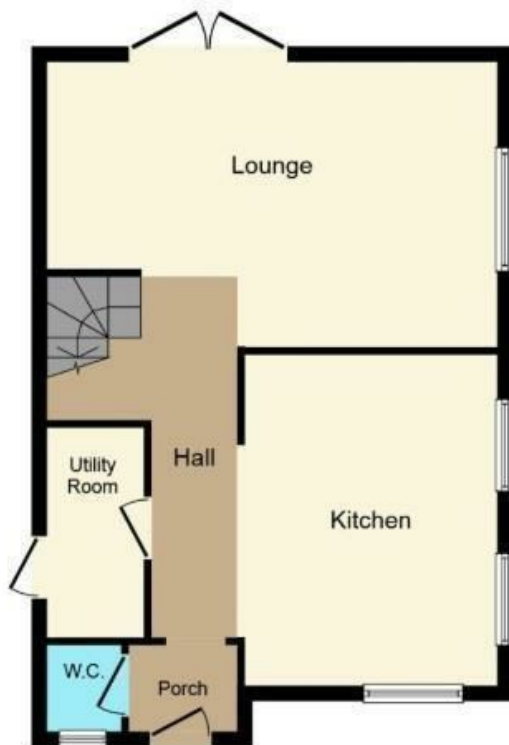
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

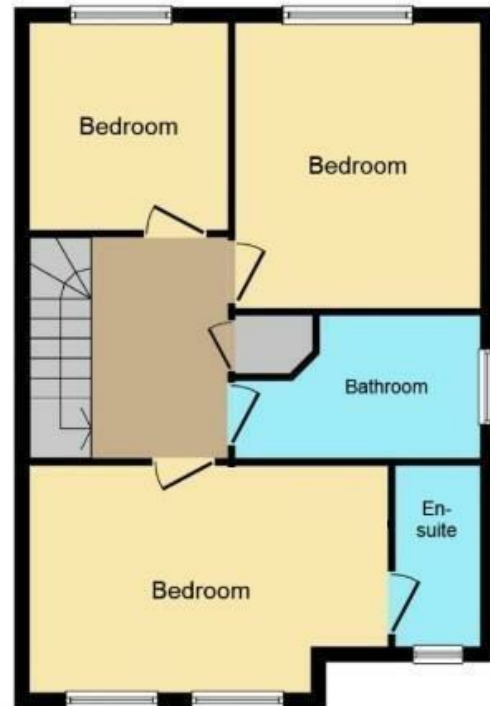
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

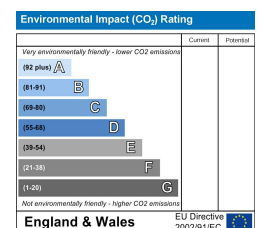
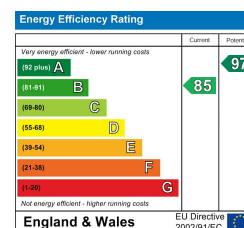


First Floor

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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