



## Normandy Close

Northwold, IP26

Offers over £400,000

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## Offers over £400,000



### Description

Located in the charming village of Northwold, this impressive detached family home on Normandy Close offers a perfect blend of comfort and convenience. Built in 1997, this spacious property spans an impressive 1,841 square feet and is situated at the end of a peaceful cul-de-sac, ensuring a tranquil living environment.

The house boasts three well-appointed reception rooms, including a welcoming lounge featuring an open fire, ideal for cosy evenings. The dining room provides an excellent space for family gatherings, while the study offers a quiet area for work or study. The kitchen is complemented by a utility room, enhancing functionality for busy family life.

Upstairs, you will find four generously sized bedrooms, including a master suite with an ensuite bathroom, alongside a family bathroom that caters to the needs of the household. Additionally, a convenient ground floor W.C adds to the practicality of the home.

The property is set within a generous plot, featuring a private rear garden that is perfect for outdoor entertaining, laid predominantly to lawn, as well as a patio area. With a double garage and driveway, this home meets all your parking needs. The garage has two up and over metal doors to the front, power and light connected, plus a personal door to the rear garden.

Further benefits include sealed unit UPVC windows to the home, and oil-fired central heating, ensuring warmth and energy efficiency throughout the year. With no onward chain, this delightful home is ready for you to move in and make it your own. This is a rare opportunity to acquire a well-located family residence in a sought-after village setting.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

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### Measurements

Entrance Hall

Cloakroom

Lounge - 18' 2" x 12' 10" max

Dining Room - 13' 8" x 10' 1"

Kitchen - 13' 4" x 11' 2"

Utility - 7' 11" x 6' 2"

Study - 12' 8" max x 9' 9" max

Stairs to first floor landing

Bedroom 1 - 13' 5" x 10' 6" plus door recess

En-Suite - 7' 9" x 6' 2"

Bedroom 2 - 10' 1" x 10' 1"

Bedroom 3 - 12' 10" x 9' 2"

Bedroom 4 - 10' 8" max x 8' 9"

Bathroom - 7' 10" x 6' 2"

Double Garage - 18' 8" x 17' 4"

Council Tax band - E

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.

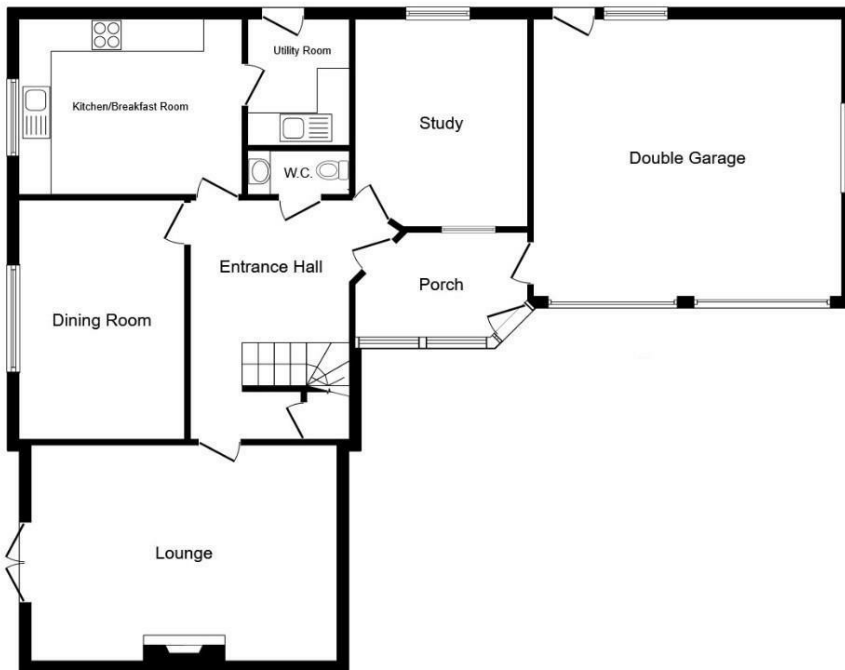
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

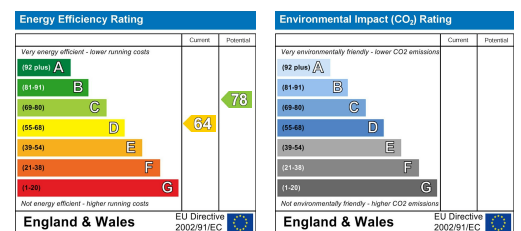


First Floor

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](http://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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