



Old Mill Close

, PE33

Price £240,000

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, Whittington, PE33

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Description

Molyneux Estate Agents are excited to offer this stunning, character home found in the Norfolk village of Whittington, located between Brandon and Downham Market.

The property is well presented throughout, and boasts an efficient air source heating system.

The accommodation is accessed from the rear of the property, where a welcoming entrance hall has stairs leading to the first floor landing, plus an attractive glass panelled door opening to the living space. The large (40ft!) living/ dining/ kitchen area is a must see! There are bifold doors opening to the rear garden, three windows to the side of the home, plus doors opening to a useful utility room and cloakroom! The kitchen area includes a range of wall and base units with worktop over, there is a built in, eye level double oven, inset hobs with extractor fitted above, plus a built in microwave/ grill combi. There is an inset sink and drainer, plus integrated dishwasher, fridge and freezer. The utility provides space for a washer/ dryer and has a door opening to a small courtyard garden area.

The master bedroom is found at the rear of the property, and includes a modern en-suite shower room with shower cubicle, W.C, wash hand basin and a heated towel rail. There is also a built in cupboard housing the hot water tank. The second bedroom is found at the front of the home, with a window to the side aspect. The family bathroom completes the internal accommodation, comprising both a free standing bath and separate shower cubicle, plus W.C, wash hand basin and heated towel rail.

The rear garden is low maintenance, laid to patio, with an attractive enclosing wall. There is a rear gate for access, plus a car port just a few yards away, providing covered, off street parking.

An internal viewing comes highly recommended. Contact Molyneux Estate Agents of Brandon today to arrange. 01842 818282/ info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Kitchen/ Lounge/ Diner - 40' 10" x 10' 1"

Utility - 5' 5" x 4' 7"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 17' 7" max x 15' 4"

En-Suite

Bedroom 2 - 14' x 10' 5" max

Bathroom - 8' 10" x 7' 10" (10' 4" to back of shower)

Council Tax Band - 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.

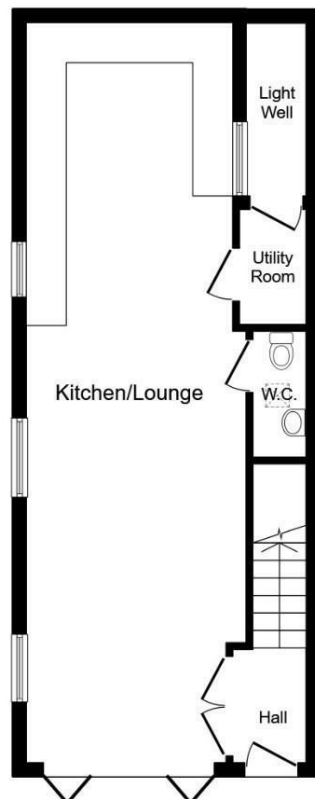
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

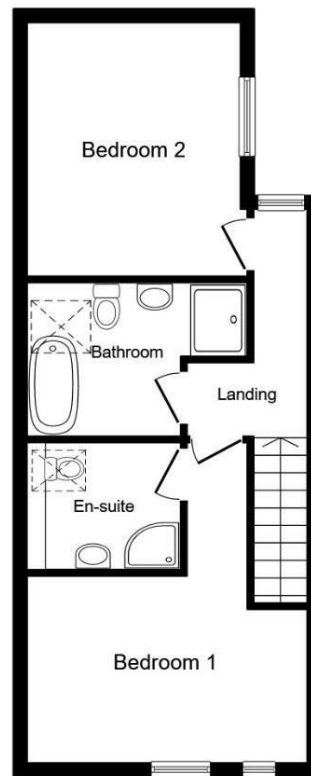
Tel: 01842 818282

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

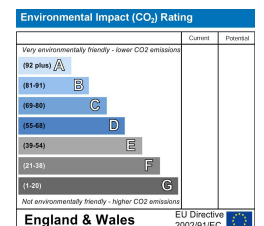
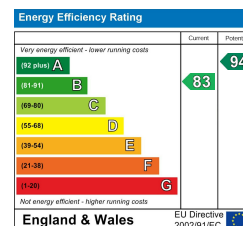


First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK