



Lamberts Close

, IP26

Guide price £240,000

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, Feltwell, IP26

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Description

Molyneux Estate Agents are excited to offer this detached home found within a sought after cul de sac position in the village of Feltwell.

The property is offered with NO ONWARD CHAIN!

With an oil fired central heating system, and sealed unit UPVC windows and doors, the home also enjoys a driveway to the front providing off street parking, as well as an enclosed rear garden which is laid to lawn.

The internal accommodation is accessed via a welcoming entrance hall where there are stairs leading to the first floor. There is a useful ground-floor cloakroom with W.C, wash hand basin and a window to the front aspect.

The spacious kitchen/ diner is found at the rear of the home and has tiled flooring, with a range of fitted wall and base units with worktop over. There is an inset stainless steel sink and drainer, as well as space for a cooker, fridge-freezer, washing machine and tumble dryer. The kitchen is home to the wall mounted boiler, and also boasts both a built in storage cupboard and pantry. There are two windows to the rear aspect, plus an external side door. The lounge completes the ground-floor accommodation, with dual aspect windows to both the front and rear, plus a back door opening out to the garden.

Once upstairs the landing has a built in storage cupboard plus a ceiling hatch for access in to the loft space. The landing opens to all three bedrooms, with the largest two both enjoying built in wardrobes, and views of the rear garden and beyond. The third bedroom has a window to the front aspect. The bathroom comprises a panelled bath with shower over, W.C, wash hand basin and a heated towel rail, and has a frosted window to the side aspect.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Kitchen/ Diner - 14' 10" x 11' 7" max

Lounge - 18' 3" x 8' 10"

Stairs to first floor landing

Bedroom 1 - 12' 2" x 10' 10"

Bedroom 2 - 10' 11" x 9' 9"

Bedroom 3 - 8' 11" x 7' 3"

Bathroom - 7' 3" x 5' 9"

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.

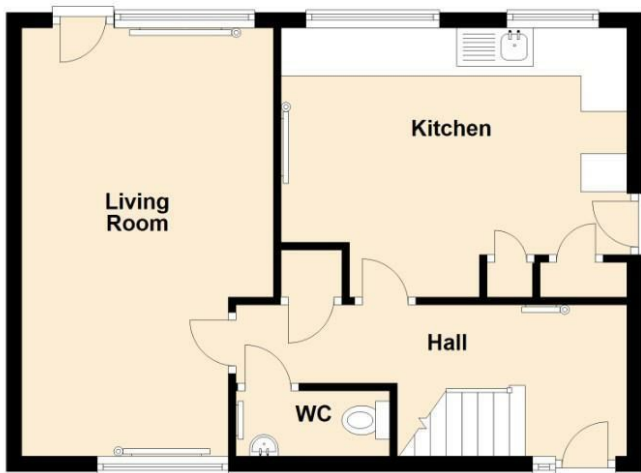
Tel: 01842 818282

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

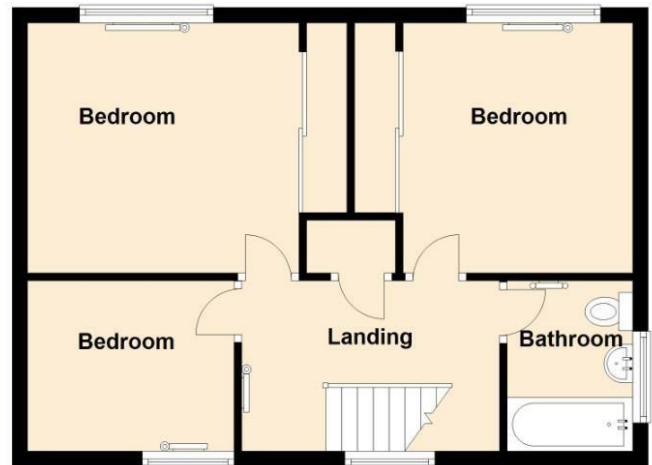




Ground Floor

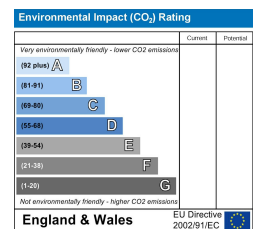
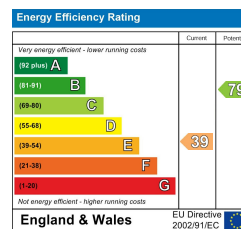


First Floor



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.