



Ventura Close

Methwold, IP26

Price £325,000

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Description

Located in the charming village of Methwold, Ventura Close presents a delightful opportunity to acquire a modern detached house. Methwold is a quaint village in Norfolk with both a primary and secondary school, a convenience store and post office, plus a pub, fish and chip shop, a children's playground and Church.

This well-appointed residence boasts a welcoming entrance hall and a useful cloakroom, a contemporary kitchen with breakfast bar, inset gas hobs with extractor over, a stainless steel sink and drainer as well as space for the usual appliances. Completing the ground floor is a generous lounge/diner that enjoys French doors opening to the rear garden, a perfect space for both relaxation and entertaining.

The first floor features a spacious landing that opens to three comfortable bedrooms, including a master suite complete with an en suite shower room for added convenience. The modern family bathroom serves the other two bedrooms, boasting both a free standing bath and separate shower cubicle, as well as a W.C, wash hand basin and heated towel rail, ensuring ample facilities for family living,

Outside, the property is complemented by a generous lawned front and rear garden, ideal for outdoor activities and gatherings. The garden is private and not over-looked, with double side access and potential for back and side extension, subject to planning. Parking is a breeze with space for ample vehicles, thanks to the spacious shingled driveway and adjoining garage.

The house also benefits from sealed unit UPVC windows throughout, enhancing energy efficiency and comfort.

Situated in a sought-after Norfolk village location, this home offers a perfect blend of modern living and rural charm.

Whether you are a growing family or seeking a peaceful

retreat, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Measurements

Entrance Hall & Cloakroom

Lounge/ Diner - 19' 3" x 15' 6" max

Kitchen - 15' 8" x 8' 4"

Stairs to first floor landing

Bedroom 1 - 12' 7" x 9' 4" max

En- Suite - 7' 5" x 4' 6"

Bedroom 2 - 11' 3" x 8' 7"

Bedroom 3 - 9' 4" x 6' 5"

Bathroom - 7' 8" x 6' 11" plus door recess

Garage - 17' 10" x 9' 3"

Council Tax band - C

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Tel: 01842 818282

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation 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.

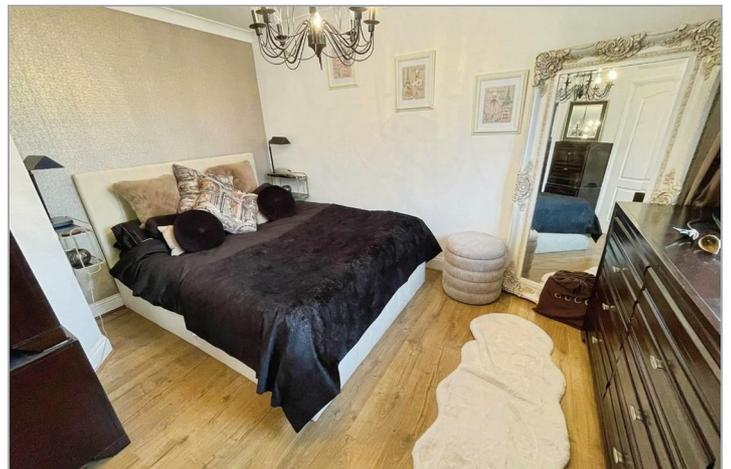
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

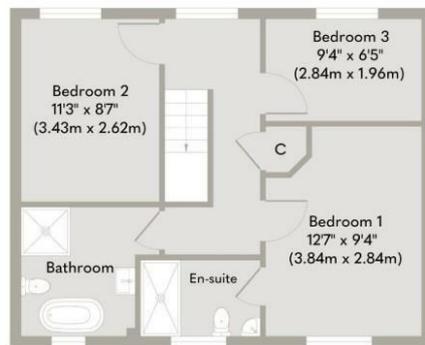
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.





Ground Floor
Approximate Floor Area
467 sq. ft
(43.40 sq. m)

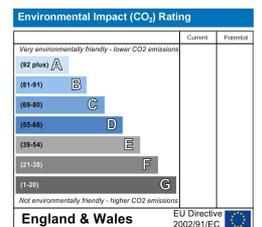
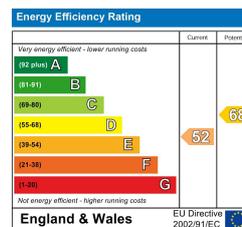


First Floor
Approximate Floor Area
467 sq. ft
(43.40 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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