



## 4 Feltwell Road

Methwold Hythe, IP26 4QJ

Price £230,000

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### Description

Pleasantly positioned in the charming rural hamlet of Methwold Hythe, this modern semi-detached house on Feltwell Road offers a delightful blend of comfort and convenience.

Upon entering, you are welcomed into a cosy lounge which benefits from a wood burning stove, perfect for relaxation or entertaining guests. The home features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is thoughtfully designed, ensuring both practicality and comfort, there is also a ground floor cloakroom.

One of the standout features of this property is the air source heating system, which offers an efficient and eco-friendly way to maintain a pleasant indoor climate throughout the year. Additionally, the house benefits from two allocated parking spaces.

The property enjoys a well maintained and enclosed rear garden.

Situated in a non-estate position, this home enjoys a peaceful setting while still being conveniently located for local amenities in the neighbouring villages. The surrounding countryside offers a picturesque backdrop, perfect for those who appreciate the beauty of rural living.

This property is an excellent opportunity for anyone seeking a modern home in a tranquil location, combining the best of both worlds: the serenity of rural life and the comforts of contemporary living. Don't miss the chance to make this lovely house your new home.

### Measurements

Entrance Hall

Cloakroom

Lounge:- 13 x 11'8 max

Kitchen/Diner:- 19'8 x 8'4

Bedroom One:- 11'8 x 11'8

Bedroom Two:- 9'9 max x 9'6

Bedroom Three:- 7'6 x 5'5

Bathroom:- 7'6 x 7'3

### Agents Note

Council Tax Band - B - Kings Lynn & West Norfolk.

Please note that the property is served by a shared septic tank. The septic tank serves three properties.

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.

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.

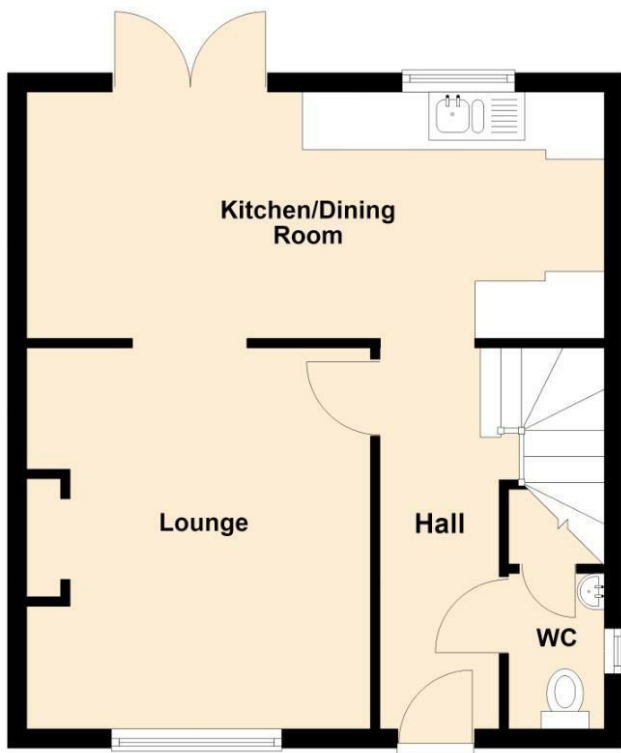
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.

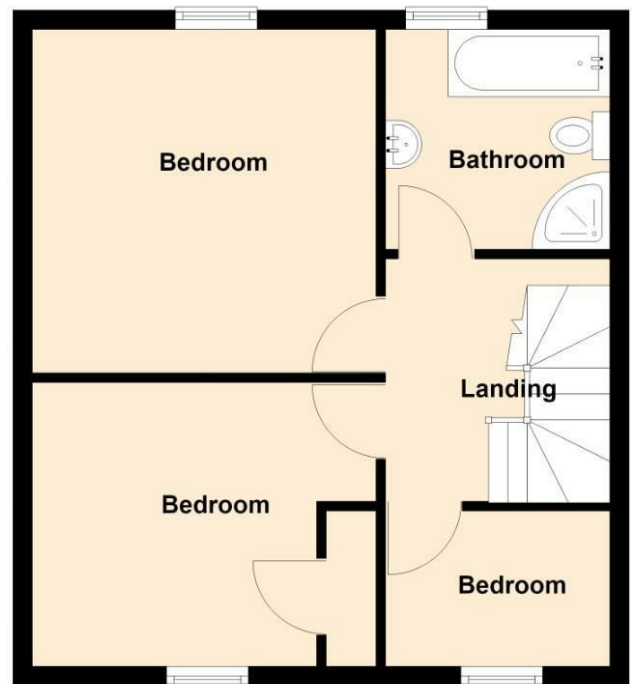




## Ground Floor

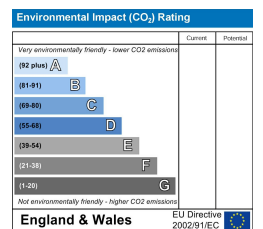
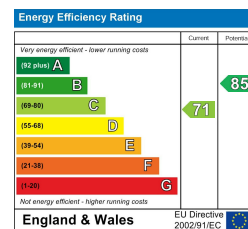


## First Floor



## 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.

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