



Hereward Way

Feltwell, IP26

Guide price £230,000

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Description

Guide Price £230,000- £240,000.

Tucked away in a desirable cul-de-sac in the Norfolk village of Feltwell, this semi-detached house on Hereward Way offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and dining area, ideal for both relaxation and entertaining. This inviting space flows seamlessly into a conservatory, which opens up to a beautifully landscaped rear garden, featuring a combination of patio and artificial lawn, all while providing picturesque views of the fields beyond.

The modern kitchen is well-equipped, making meal preparation a delight. The property boasts three generously sized bedrooms on the upper floor, along with a family bathroom that caters to all your needs. The upstairs landing has a ceiling hatch for access in to the loft space.

For added convenience, the garage has been partially converted to create a handy utility room and a W.C., perfect for busy family life. The property benefits from oil-fired central heating, as well as air conditioning units fitted in the lounge/ diner and master bedroom, with sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

With off street parking available on the front driveway, this home is not only practical but also perfectly positioned for those seeking a peaceful village lifestyle. This delightful property is an excellent opportunity for families or individuals looking to settle in a welcoming community. Don't miss your chance to make this lovely house your new home.

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

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge/ Diner - 22' 1" x 11' 10" max

Conservatory - 9' 11" x 9' 10" max

Kitchen - 9' 10" x 8'

Stairs to first floor landing

Bedroom 1 - 11' x 9' 3" plus door recess

Bedroom 2 - 10' 9" x 7' 11" plus wardrobe space

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

Bathroom -

Utility (back of garage) - 8' 6" max x 8' 4" max (L-shaped)

Agents Note

Council Tax Band - B

Kings Lynn And West Norfolk

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.

Tel: 01842 818282

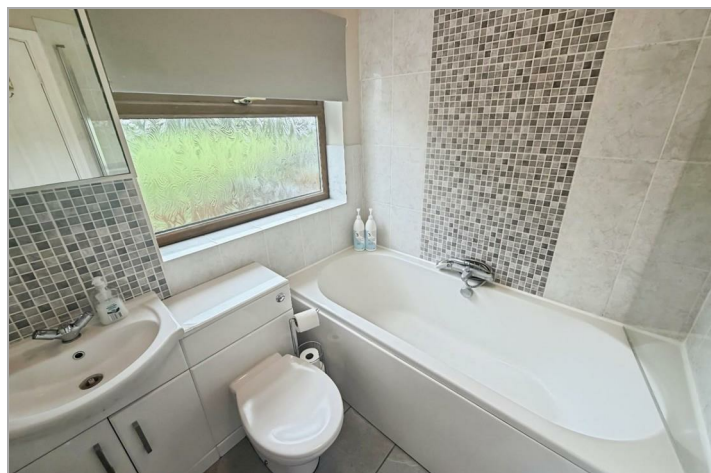
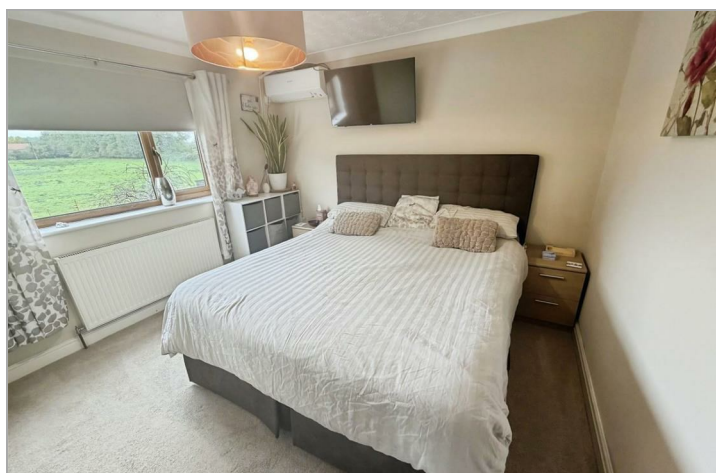
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

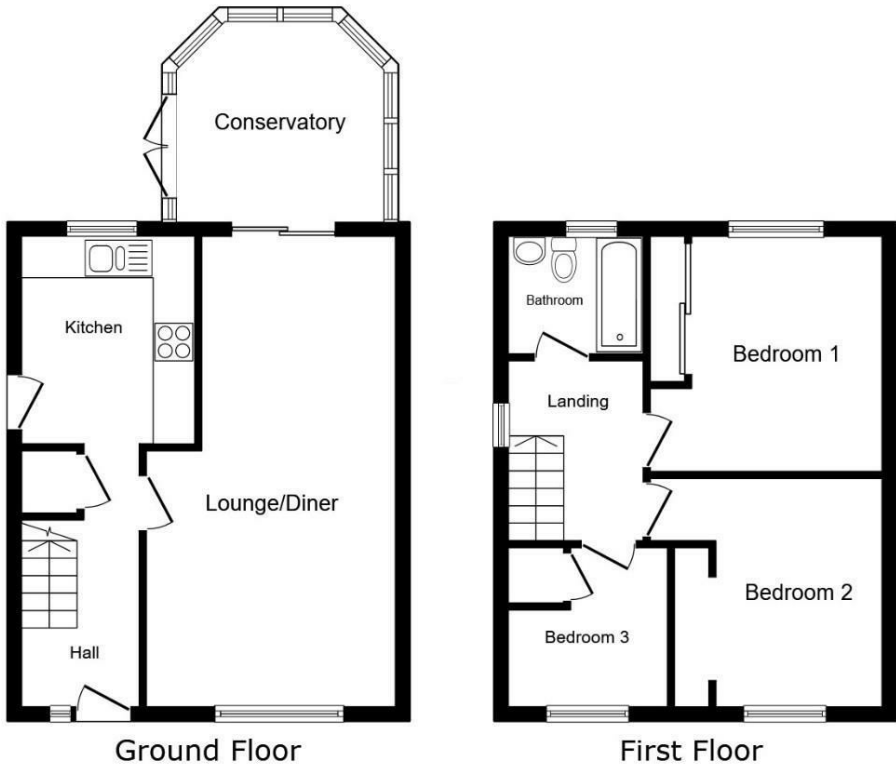
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

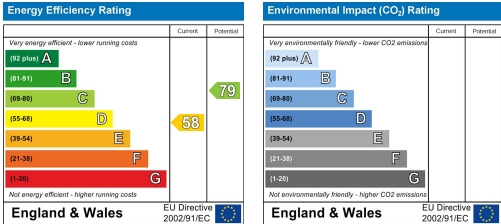




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.