



# Short Beck

Feltwell, IP26

Price £325,000

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## Description

Found towards the centre of the popular Feltwell village, this spacious cottage boasts character features throughout, including exposed beams and an open fire place, we believe the property was once a public house, known as 'The Butchers Arms'.

On entering the property you are greeted by a stunning kitchen/ dining room, with the modern kitchen including a feature island with a pop up power point and further sockets and USB points found under the worktop, as well as a range of further wall and base units. There is adequate space for a tall fridge/ freezer, plus a Range cooker which is included within the sale. The kitchen also boasts an integrated dishwasher and Butler sink, with limestone tiles and electric underfloor heating.

There is an additional reception room flowing from the kitchen, which could also be used as dining space or as a play room, with French double doors opening to the rear garden. This room also leads to the L-shaped lounge and has door to the utility, plus the stairs leading to the first floor.

The utility offers a range of additional cupboard space, plus a stainless steel sink and drainer and space for a washing machine too. The utility includes a built in heating cupboard housing the oil fired boiler and water tank, as well as a door to the useful cloakroom and external door to the rear garden.

Once upstairs a large landing, including a double built in storage cupboard, gives access to the four good sized bedrooms, and the family bathroom. The master bedroom leads to an en-suite with walk in shower cubicle and heated towel rail, whilst the family bathroom itself has panelled bath with shower over, as well as its own heated towel rail.

The kitchen, lounge and bedrooms all include several power sockets and USB points. The property also includes an alarm system.

The property benefits from two allocated parking spaces at the rear of the home, with an electric charging point fitted, and a gate leading to the back garden. The garden is made up partly of an attractive patio, with the remainder laid to artificial lawn. The garden also houses the properties oil tank.

Feltwell itself is a pleasant village served by small local shops and pubs, boasting a modern Doctors surgery plus a primary school. The village is roughly 7 miles from the town of Brandon which offers the closest train station, 16 miles from Thetford, 25 miles from Bury St Edmunds as well as being within an hours drive of the Norfolk coastline.

Viewings for this wonderful cottage are by appointment only, please contact Molyneux Estate Agents of Brandon.

## Measurements

Kitchen/ Diner - 24' 9" x 11' 7"

Utility Room - 14' 7" max x 6' 2" max & Cloakroom

L-shaped Lounge - 17' 7" max x 16' 2" max

Dining Space - 16' 9" x 6' 5"

Stairs to first floor landing

Bedroom 1 - 13' 9" max x 11' 7"

En-Suite - 8' 5" max x 6' 11"

Bedroom 2 - 17' max x 9' 9" max

Bedroom 3 - 10' 10" max x 8' 3"

Bedroom 4 - 11' x 6' 4"

Bathroom - 8' 3" x 6' 6"

Tel: 01842 818282

Council Tax band - D

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.

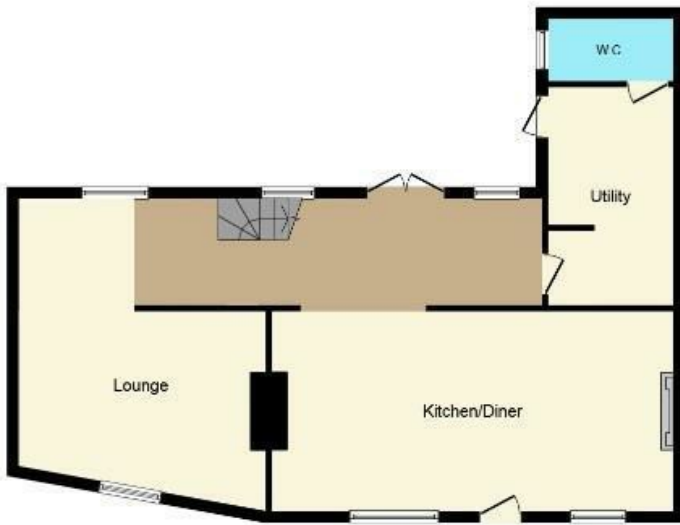
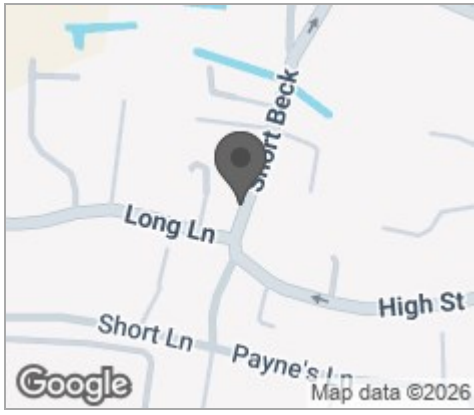
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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**

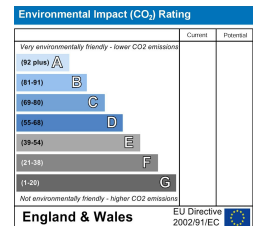
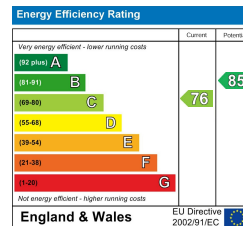


**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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.

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