



Paynes Lane

Feltwell, IP26

Price £290,000

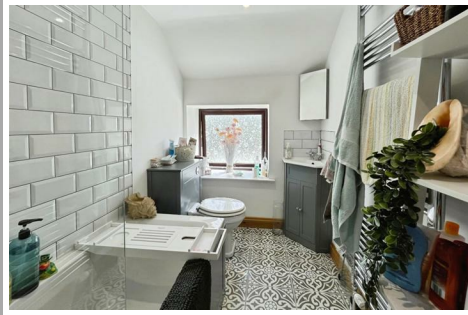
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Description

This charming character property enjoys a non-estate Norfolk village location and seamlessly blends attractive character features with contemporary accommodation, to include three receptions rooms.

Downstairs the property includes a lounge, with a feature brick fireplace and window overlooking the rear garden, as well as a generous sized conservatory. There is a stunning, open plan kitchen/ dining area incorporating a 1.5 bowl butler sink and drainer, integrated cooker with electric hob, a selection of base level units plus a useful storage cupboard beneath the stairs.

The property benefits from a separate utility room, providing further space for an American style fridge freezer, washing machine and tumble drier plus additional wall and base level units.

The downstairs accommodation is concluded by a shower room, comprising W.C, wash hand basin, heated towel rail and a shower cubicle.

Stairs lead to the first floor landing, which includes a useful storage cupboard, with access to three well-proportioned bedrooms. The largest bedroom features two built in wardrobes, whilst the third bedroom is currently set up with a desk and would make a superb home office.

The family bathroom concludes the internal accommodation and comprises W.C, wash hand basin, heated towel rail and a bath with shower over.

Outside, the property offers ample off street parking for two cars on a shingled driveway with a side access gate leading into the rear garden. The garden is predominantly laid to lawn and features a good sized patio which would be ideal for seating/ entertaining.

The property overlooks Feltwell playing fields which enjoys a children's park and playground as well as tennis courts and a small skate park, perfect for spending time close to home with children and grandchildren!

Measurements

Lounge - 11'11" max x 11'2" max

Dining Area - 13'4" max (10'3" min) x 11'8" max

Kitchen - 16'4" x 5'5"

Utility Room - 9'7" x 5'2"

Downstairs Shower Room - 9'7" x 3'00"

Bedroom - 11'11" x 8'7"

Bedroom - 12'00" max x 8'11" max

Bedroom - 13'1" x 6'00"

Family Bathroom - 8'8" x 5'3"

Anti-money Laundering (AML) and Identification

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.

Tel: 01842 818282

Agents Note

Council Tax Band - Kings Lynn & West Norfolk, 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.

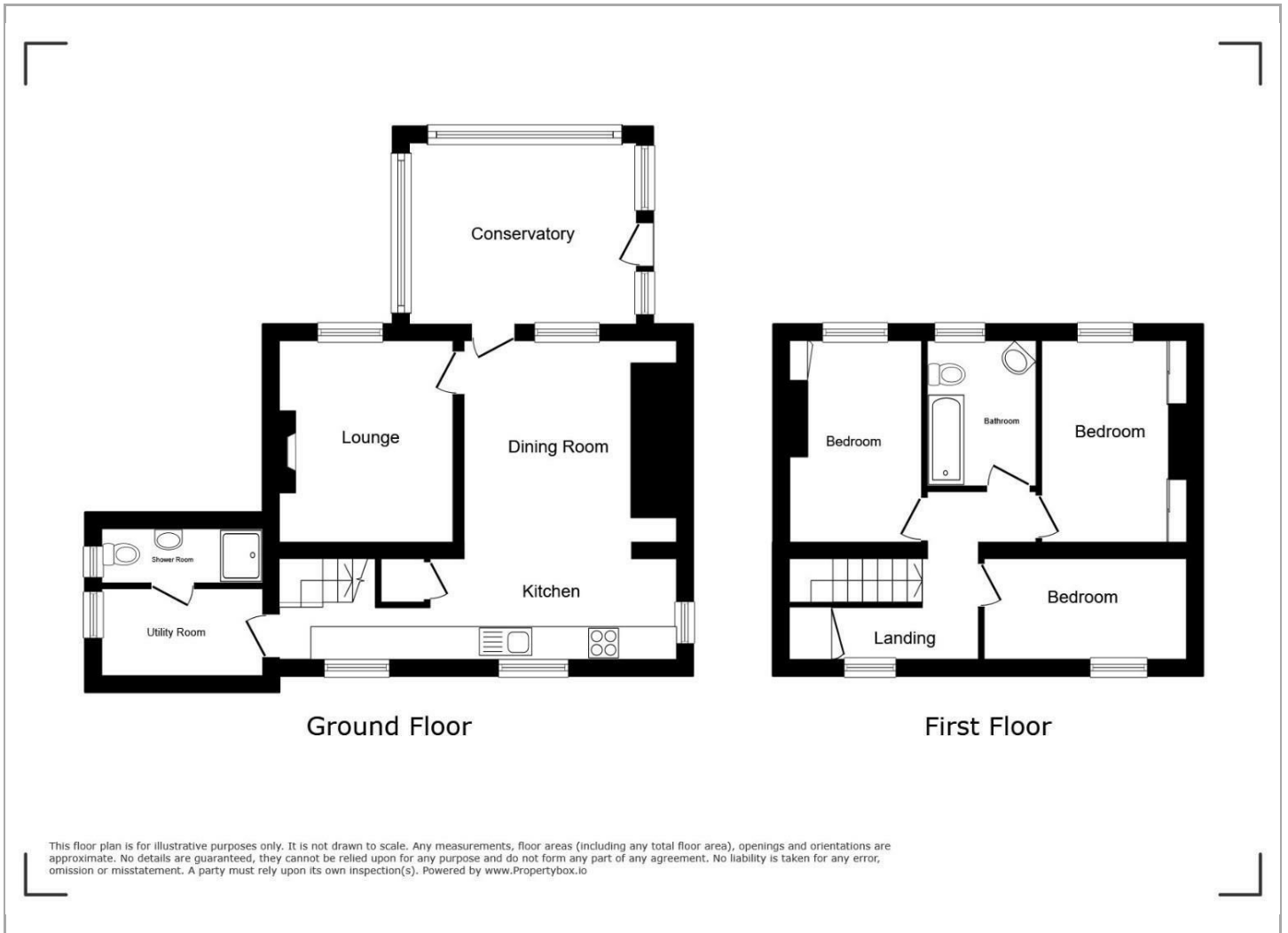
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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. Please contact the agent with regards to this.

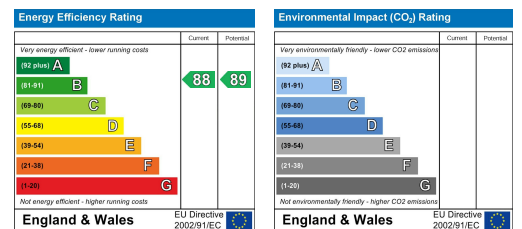
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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