MOLYNEUX
ESTATE AGENTS



Hythe Views Close

Methwold, IP26

Price £260,000

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Description

Situated in the recently developed cul-de-sac of Hythe Views Close, this modern semi-detached home offers a delightful blend of comfort and contemporary living on the outskirts of Methwold village, Norfolk. With its appealing finish, and well-thought-out layout, this property is perfect for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious kitchen and dining room. This area is ideal for entertaining and family gatherings, with the dining room having been thoughtfully transformed from the original lounge to enhance the living space. The kitchen is well-equipped and flows seamlessly into a practical utility room and a convenient ground floor cloakroom. The lounge, which has been created by converting the former garage, provides an additional area for relaxation, with French doors opening straight out to the rear garden.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable and inviting atmosphere. The contemporary family bathroom is designed with modern fixtures, ensuring a pleasant experience for all.

This property boasts efficient air source heating and sealed unit UPVC windows, contributing to an impressive B-rated Energy Performance Certificate. Outside, the generous rear garden is laid to lawn, complemented by a patio area, perfect for alfresco dining or enjoying the sunshine. Additionally, the driveway at the front of the home provides off-street parking for multiple vehicles, adding to the convenience of this lovely residence.

In summary, this semi-detached house in Methwold presents an excellent opportunity for those seeking a modern home in a peaceful setting, with ample living space and a delightful garden. Don't miss the chance to make this charming property your own.

Measurements

Entrance Hall

Dining Room - 14' 6" max x 14' 6"

Kitchen - 13' 3" x 11' 10"

Lounge - 22' x 11' 4" max

Utility - 9' 4" x 5' 8"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 14' 8" plus built in wardrobe x 8' 4"

Bedroom 2 - 13' 2" x 9' 10"

Bedroom 3 - 9' 8" x 7' 10"

Bathroom - 8' 4" plus door recess x 6'

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.

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.











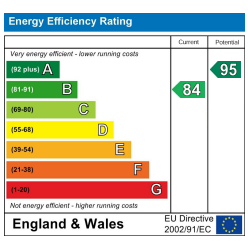


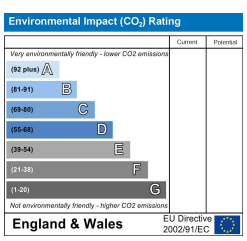




Viewing

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.

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