



Sparkes Way

Feltwell, IP26

Price £260,000

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Description

Situated in the desirable cul-de-sac of Sparkes Way, Feltwell, this attractive semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a spacious layout, this home is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a generous lounge that provides a warm and inviting atmosphere. This leads seamlessly into an attractive kitchen/diner, perfect for family meals and entertaining guests. The kitchen/diner further opens into a delightful conservatory, which bathes the area in natural light and offers a lovely view of the garden.

The conservatory opens out to an enclosed rear garden, predominantly laid to lawn, featuring a decking area that is perfect for summer barbecues, plus a timber shed, ideal for additional storage. The ground floor also benefits from a convenient W.C., while the first floor hosts a family bathroom and a master bedroom complete with mirrored wardrobes, adding a touch of elegance.

Additional features of this property include oil-fired central heating, sealed unit UPVC windows and doors, a garage, driveway, and carport, providing ample parking for multiple vehicles. This home not only offers comfort and style but also practicality in a sought-after location.

With its appealing features and excellent amenities nearby, this semi-detached house on Sparkes Way is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss your chance to make this lovely property your new home.

Measurements

Lounge - 16' 10" max x 14' 10"

Kitchen/ Diner - 16' 8" max x 12' 8"

Cloakroom

Conservatory - 14' 1" x 10' 11"

Stairs to first floor landing

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

Bedroom 2 - 10' 7" x 8' 11" plus door recess

Bedroom 3 - 7' 11" x 7' 7"

Bathroom - 7' 6" x 6' 9"

Council Tax band - B

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.

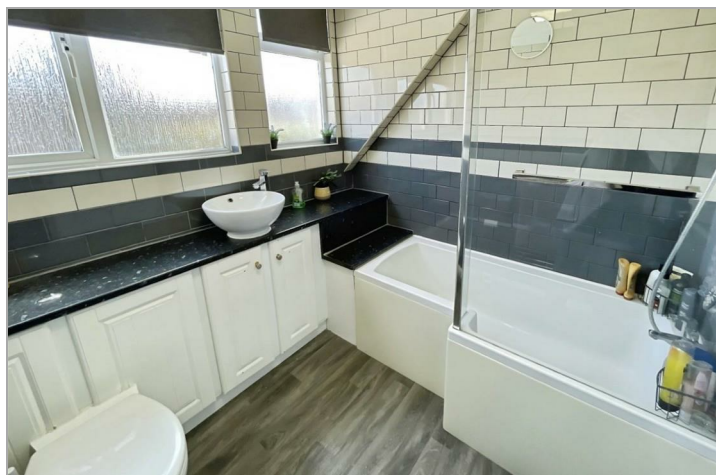
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

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.

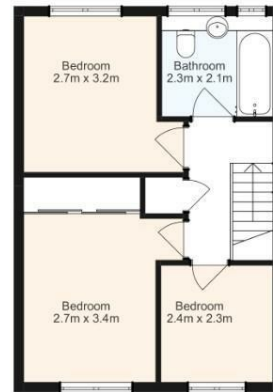
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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

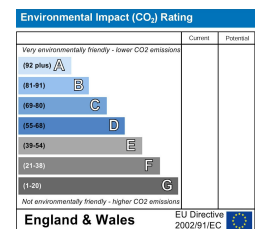
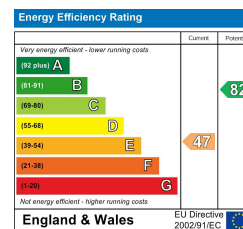


First Floor

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.

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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