



Walnut Close

Foulton, IP26

Price £230,000

 2  1  1  E



Walnut Close

Foulden, IP26

Price £230,000



Description

Offered with NO ONWARD CHAIN this superb detached bungalow enjoys a CUL-DE-SAC LOCATION within the NORFOLK VILLAGE of Foulden and offers STUNNING VIEWS across an open field.

Internally the bungalow comprises a commodious entrance hall which is currently used as a STUDY space to WORK FROM HOME. There is a generous sized lounge as well as a fully fitted kitchen/ breakfast room which offers a range of wall and base level units, 1.5 bowl sink unit, INTEGRATED double oven and AEG electric hob with extractor hood fitted over as well as space for a washing machine and fridge freezer.

There are two double bedrooms, the larger of which includes an impressive BUILT IN CORNER WARDROBE, and the internal accommodation is concluded by a W.C and FAMILY SHOWER ROOM which comprises W.C, wash hand basin, shower cubicle and heated towel rail as well as a useful storage cupboard.

Outside the property benefits from driveway off street parking in front of a single garage. There is meticulously well maintained front, side and rear garden which has been predominantly laid to lawn and offers a patio for seating/ entertaining. The property overlooks a stunning open field view which can be enjoyed whilst relaxing in the outside space.

The oil tank (replaced within the last year) and oil boiler (serviced annually) are both located outside and serve an oil fired central heating system.

Measurements

Entrance Hall - 13'8" max x 8'5" max

Lounge - 15'10" x 14'4"

Kitchen/ Breakfast Room - 12'10" x 8'11"

Bedroom - 14'00" max x 11'10" max

Bedroom - 14'1" x 8'10"

W.C - 5'6" x 2'10"

Family Bathroom - 7'7" x 5'6"

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.

Agents Note

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.

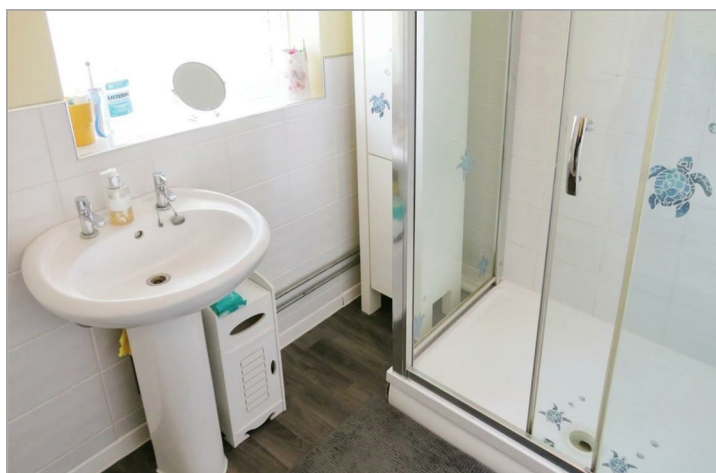
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

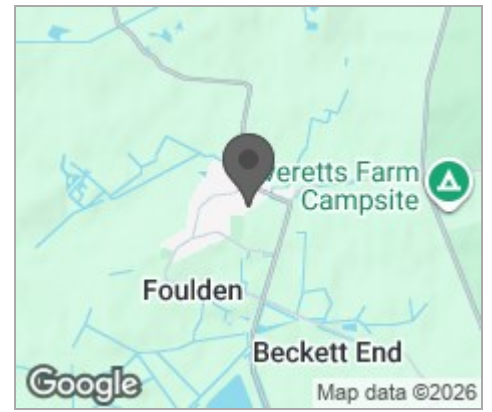
Tel: 01842 818282

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.





Ground Floor

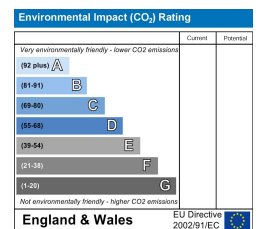
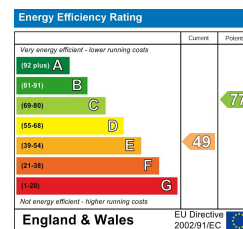
Approx. 74.5 sq. metres (801.8 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)

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.