



# Paynes Lane

Feltwell, IP26

£240,000

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## Description

Nestled in the charming village of Feltwell, this established semi-detached home on Paynes Lane offers a delightful blend of comfort and convenience. The property is situated in a sought-after non-estate position, within walking distance of amenities and playground, making it an ideal choice for families and individuals alike.

The home enjoys both a lounge and dining room (currently used as a play room), which features French doors that open directly onto the garden, allowing for a seamless flow between indoor and outdoor living. The ground floor also boasts a well-appointed kitchen breakfast room, a family bathroom, and a practical utility area, ensuring that all your daily needs are met with ease.

Upstairs, you will find three bedrooms, with access to additional storage in the eaves via two of the bedrooms. The home benefits from a recently refitted oil-fired boiler, ensuring warmth and comfort throughout the colder months, while the sealed unit UPVC windows and doors enhance energy efficiency and security.

The exterior of the property is equally appealing, benefiting from 25mm cellotax insulation and HardiePlank to two sides, and rendering to the front of the property within the last 2 years. The property is approached via a shingled driveway offering off-street parking for three cars. Timber gates lead to a generous, fully enclosed rear garden, which is predominantly laid to lawn, perfect for outdoor activities and family gatherings. A block-paved patio area provides an excellent space for al fresco dining.

This property is sold with no onward chain, making it an attractive option for those looking to move swiftly into their new home.

With its desirable location and well-thought-out layout, this house is a wonderful opportunity to embrace village life in Norfolk.

## Measurements

Entrance Hall

Kitchen - 12' 9" x 9' 11"

Lounge - 12' 10" x 9' 11"

Dining Room - 12' 5" x 8' 9"

Bathroom - 7' x 6' 8"

Utility Area - 9' 6" x 4'

Stairs to first floor landing

Bedroom 1 - 13' 1" x 10' 1" max

Bedroom 2 - 10' 1" x 9' 11"

Bedroom 3 - 8' 9" max x circa 7' 8" (sloped ceiling)

Council tax band - A

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

Tel: 01842 818282

questions in relation to this.

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.

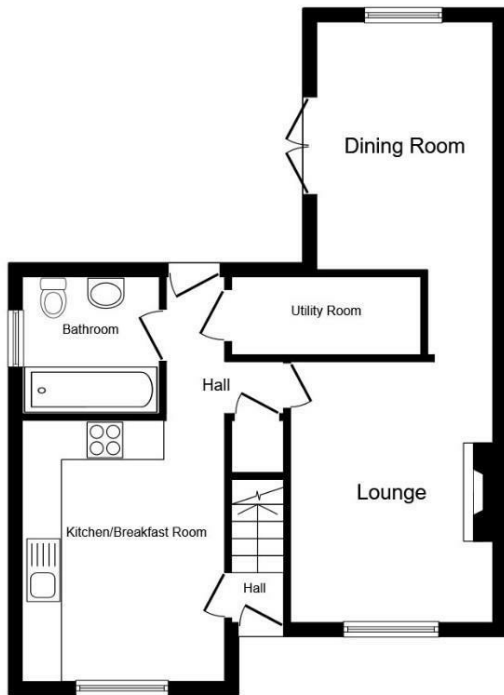
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

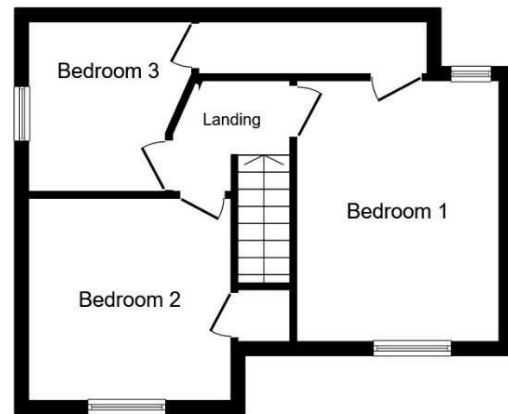
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





Ground Floor

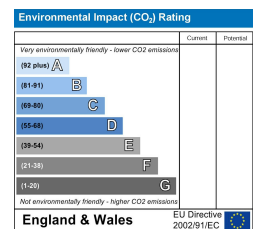
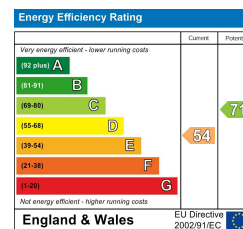


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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