



Archers Avenue

Feltwell, IP26

Guide price £260,000



Archers Avenue

Feltwell, IP26

Guide price £260,000



Description

Guide Price £260,000- £270,000. Molyneux Estate Agents are excited to offer this beautifully presented, extended bungalow, situated on a corner plot within the village of Feltwell. The extension has created a must see kitchen/ dining area, which has bi-fold doors opening to the garden. With a garage and driveway, sealed unit UPVC windows throughout, plus solar panels and an efficient air source heating system (contributing towards an A rated EPC rating!), an internal viewing comes highly recommended!

A side porch provides a useful space to remove coats and shoes, before entering the internal accommodation. A welcoming entrance/ inner hall has two built in cupboards, one of which houses the hot water tank, plus a ceiling hatch for access in to the loft space. There are three generously sized bedrooms, with the master boasting an en-suite (with W.C and wash hand basin, and space for a shower to be fitted). The family bathroom is an attractive suite comprising a bath with shower over, W.C, and wash hand basin.

The lounge is found to the rear of the hall, and in turn opens to the impressive kitchen/ diner. The modern kitchen includes a range of fitted wall and base units, as well as an integrated dishwasher, washing machine and fridge-freezer. There is a built in, eye level oven plus an inset hob and sink and drainer. With a cleverly designed sky light providing natural light, in addition to the bi-fold doors, the kitchen also has an air conditioning unit fitted, perfect for the Summer months.

Located on a corner plot, the bungalow has a lawned front garden with some mature trees, with a side opening to the enclosed side garden. The bi-fold doors open to an attractive patio, plus a lawned area, and 'play area' ideal for children, being laid to play bark, and with a timber playhouse also included. There is a further area of garden behind the bungalow currently used for storage. A personal door opens from the side garden in to the brick built garage, which has power and light connected. There is a driveway providing off

street parking found in front of the garage.

All in all this wonderfully presented home must be viewed to be truly appreciated. Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Porch & Entrance Hall

Lounge - 14' 2" x 9' 7"

Kitchen/ Diner - 16' x 15' 5"

Bedroom 1 - 11' 10" x 11'

En-Suite - 8' 4" x 5' 1"

Bedroom 2 - 11' max x 10' 6"

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

Bathroom - 7' 9" x 5' 6"

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

Tel: 01842 818282

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.

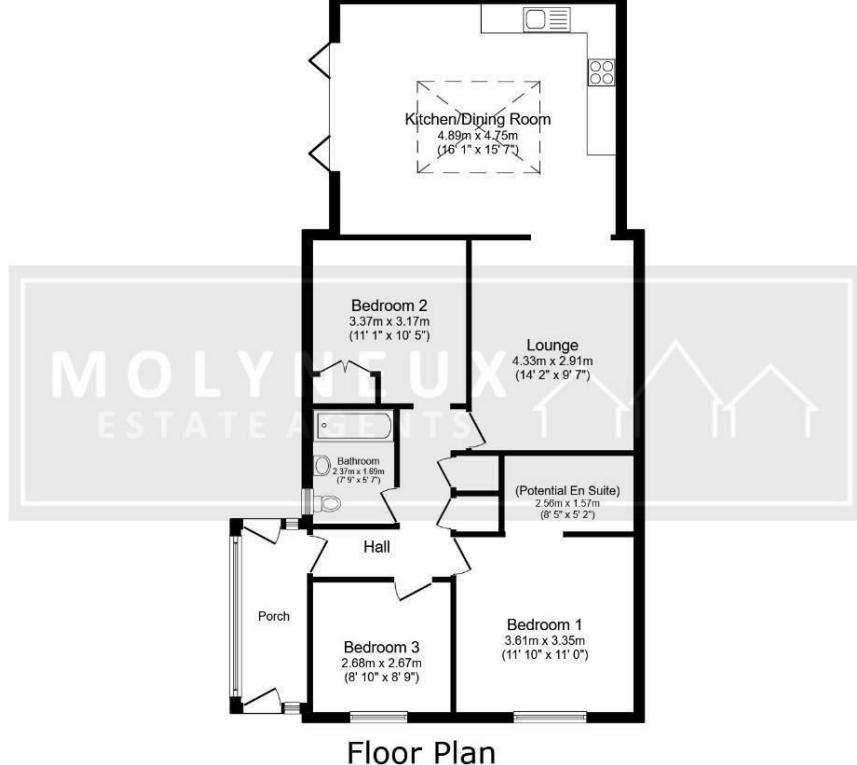
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

Agents Note

Please note, most of the external images shown were taken in May 2024.





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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---|--|-----------|---------|-----------|
| | | Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (F2 plus) | A | 92 | 94 | | |
| (61-91) | B | | | | |
| (60-80) | C | | | | |
| (55-68) | D | | | | |
| (39-54) | E | | | | |
| (21-38) | F | | | | |
| (1-20) | G | | | | |
| Not energy efficient - higher running costs | | | | | |
| EU Directive 2002/91/EC | | | | | |
| England & Wales | | | | | |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK