



Short Lane

Feltwell, IP26

Price £375,000

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Description

Situated in the charming village of Feltwell, this impressive detached family home offers a perfect blend of modern living and spacious comfort. Built in 2007, the property is situated in a non-estate position, providing a sense of privacy within a sought after village.

As you enter the home via a welcoming entrance hall, you're greeted by a spacious lounge, perfect for family gatherings, while a study offers a quiet space for work or study. The heart of the home is the well-appointed kitchen/diner, which is complemented by a convenient utility room, making daily life a breeze. There is also a useful ground floor cloakroom with W.C and wash hand basin.

This family residence boasts four generously sized double bedrooms, with the master bedroom featuring an ensuite shower room for added convenience. The family bathroom is well-designed, catering to the needs of a busy household.

Outside, the property is equally impressive, with a driveway providing off street parking for multiple vehicles, as well as an integral double garage. The enclosed rear garden features a well-maintained lawn and a patio area, perfect for outdoor dining.

With oil-fired central heating and being offered chain-free, this home is ready for you to move in and make it your own. Do not miss the opportunity to view this exceptional property. Contact Molyneux Estate Agents today to arrange a viewing and discover all that this wonderful home has to offer.

Measurements

Entrance Hall & Cloakroom

Lounge - 15' 2" max x 13' max

Kitchen/ Diner - 19' 3" x 13'

Utility - 8' 5" x 7' 7"

Office - 7' 8" x 7' 7"

Stairs to first floor landing

Bedroom 1 - 17' x 13' 6"

En-Suite

Bedroom 2 - 14' 7" max x 13' 8" max

Bedroom 3 - 14' 3" max x 11' 4"

Bedroom 4 - 10' 1" x 9' 5"

Bathroom - 10' 4" x 6' 2"

Council Tax band - E

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

Tel: 01842 818282

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1004 SQ.FT.
(93.3 SQ.M.)



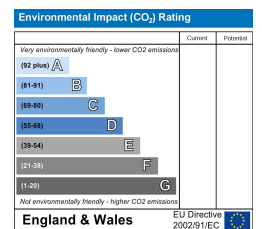
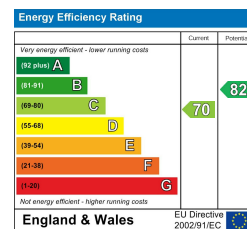
1ST FLOOR
APPROX. FLOOR
AREA 899 SQ.FT.
(83.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1904 SQ.FT. (176.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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