



# West End

Northwold, IP26

Price £240,000

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## Description

Guide Price £240,000- £250,000.

Nestled in the charming village of Northwold, this modern semi-detached house offers a delightful blend of comfort and style. Built in 2007, the property features two spacious double bedrooms, making it an ideal home for couples or small families. The property boasts newly fitted UPVC windows throughout, as well as new back doors.

As you enter via a welcoming entrance hall, there is a useful ground-floor cloakroom with W.C and wash basin fitted. The lounge/ diner at the rear of the home provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests, boasting a multi-fuel burner, plus doors opening to the rear garden. The stunning kitchen is a true highlight, boasting contemporary fittings and ample space for culinary creativity. The bathroom is equally impressive, designed with modern aesthetics and functionality in mind. The property has oil fired central heating, with the ground floor enjoying under-floor heating, and radiators fitted upstairs. As well as the family bathroom, there are two spacious double bedrooms also found on the first floor.

One of the standout features of this property is the large driveway, which offers off-street parking for up to six vehicles, a rare find in such a sought-after location. The house is surrounded by picturesque field views, enhancing the tranquil village setting and providing a peaceful retreat from the hustle and bustle of city life. The rear garden is predominantly laid to lawn, as well as featuring a patio area ideal for table and chairs, plus a useful brick store with both power and water connected.

This home is not just a property; it is a lifestyle choice, offering the perfect balance of modern living in a serene environment. With its prime location in the desirable West End of Northwold, this semi-detached house is a fantastic opportunity for those looking to settle in a friendly community while enjoying the comforts of contemporary living.

Don't miss the chance to make this beautiful house your new home. Contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Cloakroom

Kitchen - 10' x 9' 8"

Lounge/ Diner - 18' 1" max x 11' 1"

Stairs to first floor landing

Bedroom 1 - 14' 2" x 9' 10"

Bedroom 2 - 11' x 9' 1"

Bathroom - 7' 10" x 7' 1"

Council tax band - B

Internal photos were taken in July 2025. New windows and back doors have been installed since.

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.

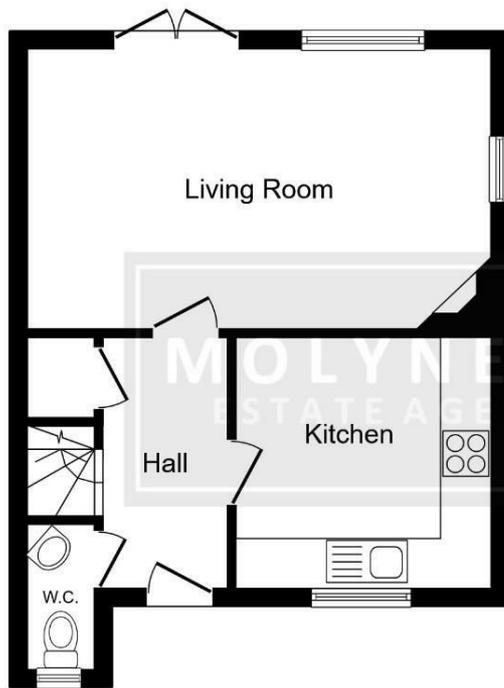
Tel: 01842 818282

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

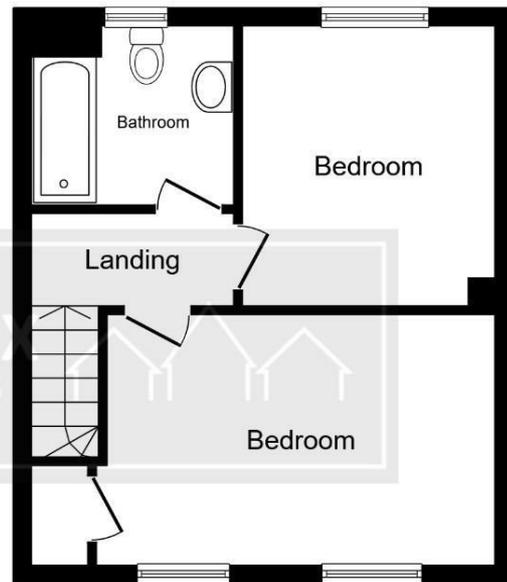
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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**  
Floor area 36.5 sq.m. (393 sq.ft.)



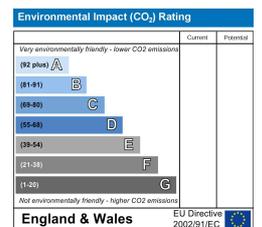
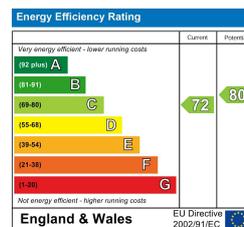
**First Floor**  
Floor area 35.7 sq.m. (384 sq.ft.)

**Total floor area: 72.2 sq.m. (777 sq.ft.)**

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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