



Paynes Lane

Feltwell, IP26

Price £325,000

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## Description

Nestled in the heart of the charming village of Feltwell, this delightful detached house on Paynes Lane offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this home is ideal for families or those seeking extra space. The welcoming entrance hall leads you into a well-appointed kitchen/diner, perfect for family meals and entertaining. The lounge, featuring patio doors, opens onto a lovely decking area that overlooks the rear garden, creating a seamless indoor-outdoor living experience.

This property boasts two bathrooms, including a convenient ground floor shower room, ensuring ample facilities for all. The double garage, accessible from the entrance hall, is equipped with a remote-controlled up and over front door, has power and light connected, and a pitched roof, providing both convenience and additional storage.

Upstairs, the landing opens to the three generously sized bedrooms, each fitted with ceiling fans for added comfort. The master bedroom is particularly impressive, featuring attractive fitted wardrobes and dual aspect windows that fill the room with natural light. A family bathroom completes the upper level, providing a tranquil space for relaxation.

The exterior of the property is equally appealing, with wrap-around gardens laid to artificial lawn, making maintenance a breeze. A charming garden pond, timber shed, and a decking area create an inviting outdoor space, perfect for enjoying sunny days with family and friends.

With parking available for up to multiple vehicles and modern amenities such as oil-fired central heating and mostly sealed unit UPVC windows (with 13 new windows replaced in 2019), this home is both practical and stylish. This property is a rare find in a sought-after Norfolk village, offering a wonderful opportunity to create lasting memories in a beautiful setting.

## Measurements

Entrance Hall

Double Garage - 18' 8" x 18' 3"

Shower Room

Kitchen/ Diner - 19' 10" max x 10' 4" max

Utility - 7' 3" x 7' 1"

Lounge - 17' 11" x 12' 4"

Stairs to first floor landing

Bedroom 1 - 15' 11" to front of wardrobe x 12' 5" max

Bedroom 2 - 11' 8" max x 10' 5" max

Bedroom 3 - 10' 6" x 10' 4"

Bathroom - 7' 1" x 6' 7"

## Agents Note

Council Tax band - C

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.

Tel: 01842 818282

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.

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.

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

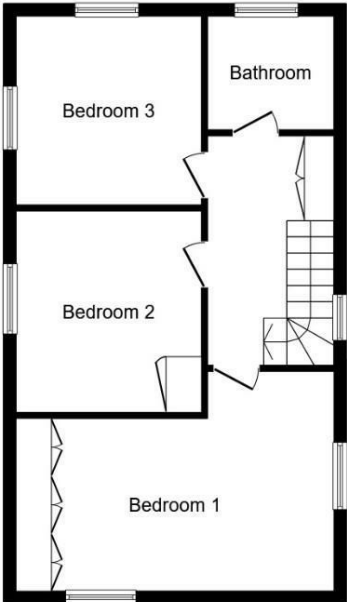
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

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.





Ground Floor

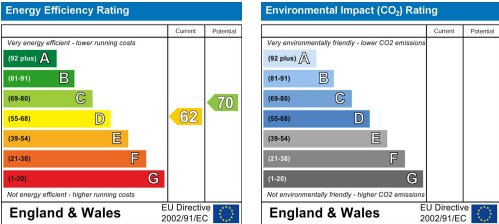


First Floor

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](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.