



Church Lane

Northwold, IP26

Guide price £325,000

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Description

Situated in a non-estate position in the sought after village of Northwold, is this attractive, character cottage, known as 'Cobwebs'. The cottage is beautifully presented throughout, and boasts sealed unit UPVC windows, as well as a recently installed oil fired central heating system, to include an external combi boiler and all new radiators.

The accommodation is found over two floors, with the ground-floor comprising of the lounge, kitchen, sitting/ dining room, plus ground-floor bedroom with en-suite shower room. There is a spacious hall way with stairs leading to the first floor landing, which has potential to be a study/ office space if so required. The sitting/ dining room and lounge are both located to the front of the home, with the sitting/ dining room featuring a fireplace housing a multi-fuel burner. The kitchen is to the rear, with a stable door opening directly to the garden. The kitchen boasts oak worktops, with space for a Range cooker, washing machine, slimline dishwasher and fridge/ freezer. There is also a useful built in pantry cupboard. The ground-floor bedroom is ideal for a single bed, with the en-suite a wet room style, comprising shower, W.C and wash hand basin.

Upstairs the landing has doors opening to two further, double bedrooms, as well as the family bathroom. The bathroom comprises a stunning clawfoot bath with shower attached, plus W.C and wash hand basin. There is also a built in airing cupboard. The second bedroom has a window to the front aspect, whilst the main bedroom boasts double aspect, with windows to the front and rear. The cottage enjoys open field views from both aspects.

Externally a shingled driveway to the side of the home provides off street parking for two or three vehicles. There is a timber five-bar gate, opening to the timber garage. The garage has double doors opening to the front, plus a personal door opening to the rear garden. The garage also has power and light connected.

The rear garden is a fantastic feature of this lovely home. Whilst predominantly laid to lawn, the garden also enjoys a shrub and floral border, plus some mature trees. The garden has a picket fence at the rear, to enjoy the wonderful open fields views beyond.

An internal viewing of this wonderful cottage comes very highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Lounge - 14' 5" x 11' 8"

Sitting/ Dining Room - 12' 4" x 11' 1"

Kitchen - 21' 1" x 5' 8"

Study/ Hallway

Bedroom 3 - 7' 1" x 5' 11"

En- Suite Shower Room

Stairs to first floor landing

Bedroom 1 - 12' 10" x 11' 2"

Bedroom 2 - 12' 9" x 8' 10"

Bathroom - 8' 8" x 6' 3"

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.

Tel: 01842 818282

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.

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.

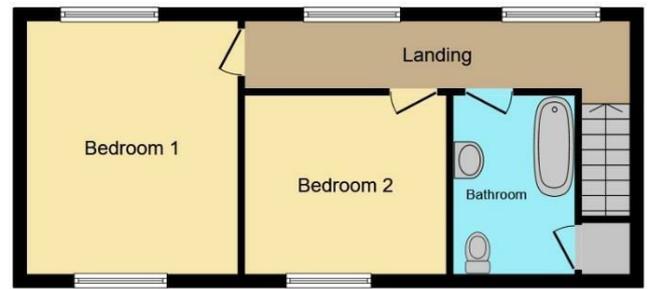
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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