MOLYNEUX
ESTATE AGENTS



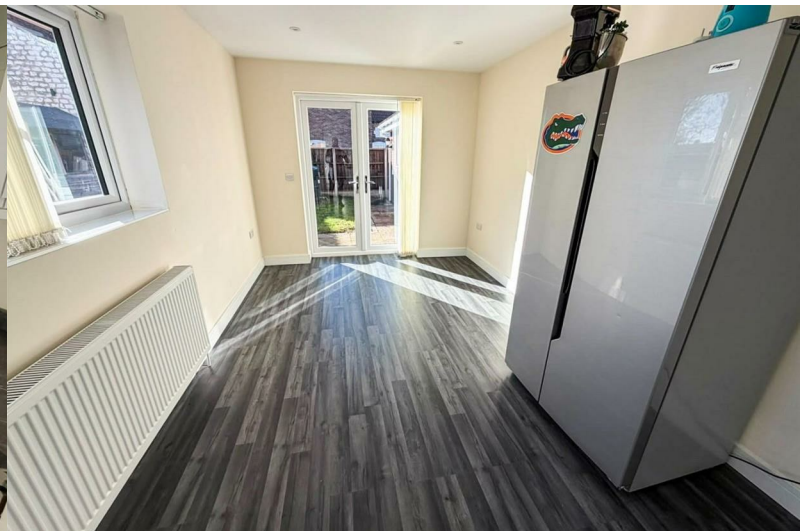
Methwold Road

Northwold, IP26

Guide price £450,000

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Description

Guide Price £450,000- £500,000.
Situated in the charming village of Northwold, this impressive detached house on Methwold Road offers a perfect blend of space and comfort, ideal for families or those seeking multi-generational living. Built in circa 1965, this substantial property spans an impressive 2,874 square feet and boasts a well-thought-out layout that caters to modern living, to include a single storey annexe in addition to the main home.

Upon entering the main house, you are greeted by a spacious lounge that invites relaxation, complemented by an adjoining study, perfect for home working or quiet reading. The heart of the home is the generous kitchen/diner, which features doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. Additionally, there is a further sitting room, providing ample space for family gatherings or entertaining guests.

The first floor reveals four well-proportioned bedrooms, one of which enjoys an ensuite shower room, alongside a family bathroom that serves the remaining rooms.

A standout feature of this property is the adjoining annex, which offers its own private access from the rear. This self-contained space includes an open-plan kitchen/living area, two bedrooms, and a shower room, making it ideal for extended family or guests.

Externally, the property is set back from the road with shingled off-street parking available to the front. The side and rear gardens are predominantly lawned, while a patio area and timber shed enhance the practicality of the space.

With oil-fired central heating and sealed unit UPVC windows and doors, this home combines comfort with energy efficiency. Located in a sought-after non-estate position, this property is a rare find in the picturesque Norfolk countryside, offering both privacy and community.

An internal viewing is now available and comes highly recommended. Contact Molyneux Estate Agents to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Porch

Lounge - 29' 2" x 14' 9" max

Study - 14' 9" x 8'

Kitchen/ Diner - 29' 4" x 9' 11" max

Sitting Room - 19' 8" x 14' 2" max

Rear Lobby

Stairs to first floor landing

Bedroom - 19' 4" x 8' 3"

En- Suite - 8' 2" max x 5' 8"

Bedroom - 15' 9" x 10' 11"

Bedroom - 13' 6" x 10' 11"

Bedroom - 14' 2" x 12' 9" max

Bathroom - 11' 2" x 6' 9"

Annex
Kitchen/ Lounge - 15' 9" x 12' 9"

Bedroom - 11' 7" x 11' 2"

Bedroom - 9' 3" x 9' 2"

Shower Room - 7' 6" x 5' 9"

Agents Note
Council Tax Band - F
Kings Lynn And West Norfolk

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

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 separate negotiation. Please contact the agent with regards to this.

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, and Coadjute will handle the payment for this service.

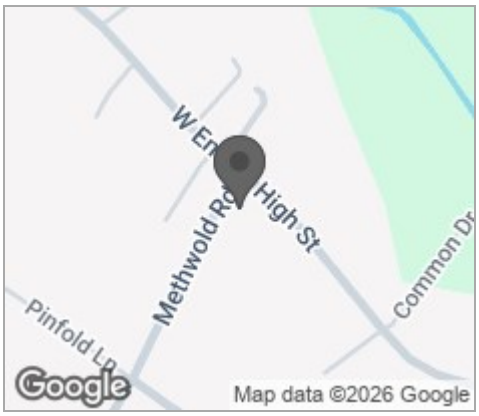
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.















Ground Floor

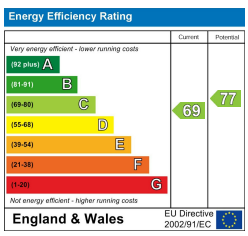


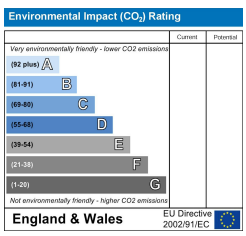
First Floor



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.

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