



Wilton Road

Feltwell, IP26

Price £325,000

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Description

Found in the charming village of Feltwell, this established semi-detached home on Wilton Road offers a delightful blend of comfort and practicality. Built in circa 1960, this spacious property spans an impressive 1,397 square feet and features a range of inviting living space, perfect for both relaxation and entertaining.

The ground floor comprises a well-appointed lounge/diner, a convenient utility room, and a modern shower room. The garden room provides a lovely space to enjoy the views of the expansive rear garden, which is predominantly laid to lawn and includes an Arctic cabin and a variety of sheds, ideal for storage or hobbies. The kitchen and scullery are designed for functionality, making daily tasks a breeze.

Upstairs, you will find four bedrooms, complemented by a family bathroom that boasts a charming clawfoot bath, perfect for unwinding after a long day. The property is equipped with oil-fired central heating, ensuring warmth and comfort throughout the seasons.

Outside, the block-paved driveway offers ample parking for multiple vehicles, while the garden provides a serene escape with picturesque field views beyond. Additionally, the presence of solar panels at the end of the garden enhances the property's energy efficiency.

An internal viewing is now available and comes highly recommended. Contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 15' 5" x 10' 10" max

Diner - 8' 3" x 7' 5"

Utility - 11' 3" x 5' 3"

Shower Room - 7' 10" x 4' 5"

Garden Room - 13' 4" x 9' 7"

Scullery - 12' 8" x 6' 7" plus alcove

Kitchen - 11' 4" max x 9' 5"

Stairs to first floor landing

Bedroom 1 - 13' 4" x 12' 9"

Bedroom 2 - 15' 6" x 10' 11" max

Bedroom 3 - 10' max x 9' 8"

Bedroom 4 - 8' 3" max x 6' 7" max

Bathroom - 8' 2" x 7' 5"

Agents Note

Council Tax Band - A, Kings Lynn And West Norfolk

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.

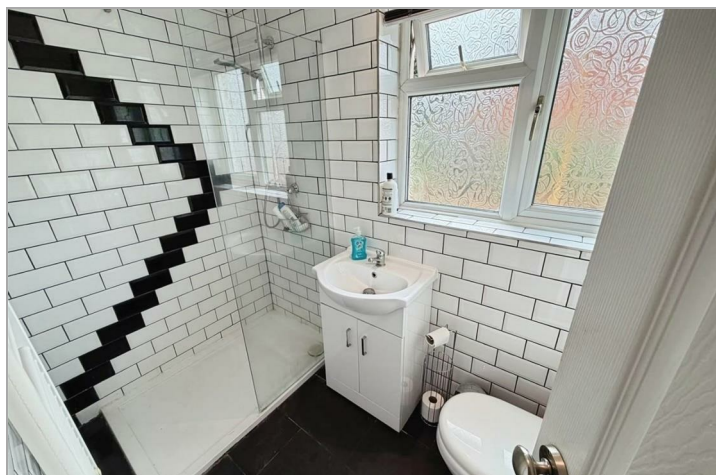
Tel: 01842 818282

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.

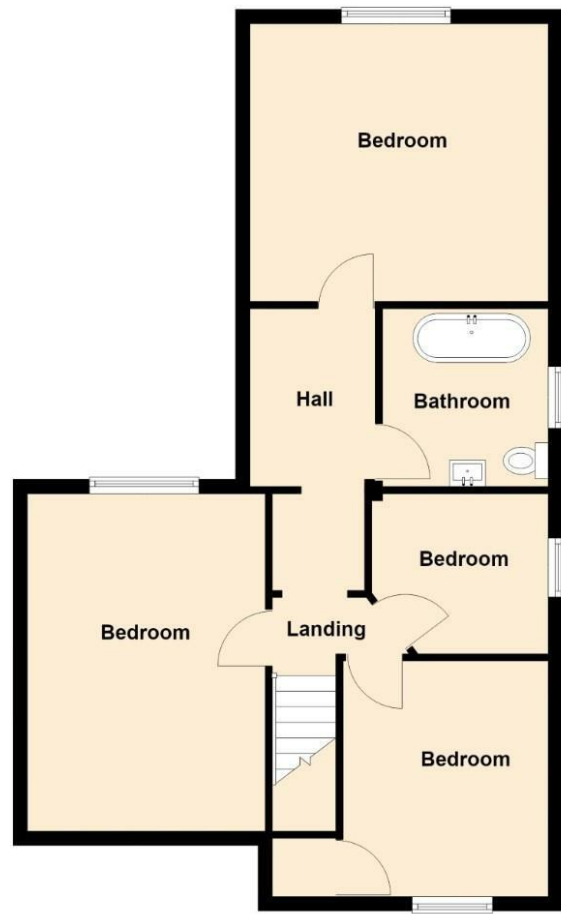




Ground Floor



First Floor



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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