



Church Lane

Northwold, IP26

Offers over £250,000

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Description

Offered to the market with NO ONWARD CHAIN is this delightful detached bungalow on Church Lane, Northwold. Situated on a generous non-estate plot, complete with shingle driveway and parking courtyard, the property features three double bedrooms, making it an ideal home for families or those seeking extra space. Additionally, the property includes an asbestos double garage with inspection pit, further enhancing the ample parking opportunities.

A welcoming central hallway extends through the bungalow, leading to a bright and spacious living room that features a large window overlooking the attractively patioed front garden. Three well proportioned double bedrooms are accessed from the hallway, along with a conveniently separated WC and shower room. The bungalow boasts a fully fitted kitchen which offers a range of wall and base level units, integrated cooker and induction hob, stainless steel sink and drainer, plus space and plumbing for appliances. Also incorporated in the kitchen are a larder cupboard with shelving, an airing cupboard with hot water tank, and the floor mounted oil boiler that serves the oil central heating system. A thoughtfully added rear porch completes the living accommodation, with a rear door allowing easy access into the beautifully-maintained garden, which enjoys picturesque views across open farmland.

With just one owner since its construction, this lovingly maintained bungalow is ready for its next chapter. Enjoying a peaceful location and spacious layout, this property presents a wonderful opportunity for those looking to settle in a tranquil setting while still being within reach of local amenities. Don't miss the chance to make this charming bungalow your new home.

Measurements

Living Room - 16'10" x 10'1"

Kitchen - 13'11" x 10'1" max

Bedroom 1 - 11'6" x 10'9"

Bedroom 2 - 11'6" x 10'1"

Bedroom 3 - 11'5" x 10'1"

Shower Room - 5'6" x 5'2"

WC - 5'3" x 2'8"

Rear Porch - 7'5" x 6'8"

Anti Money Laundering (AML) and Identification

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.

Agents Note

Council Tax Band - C
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.

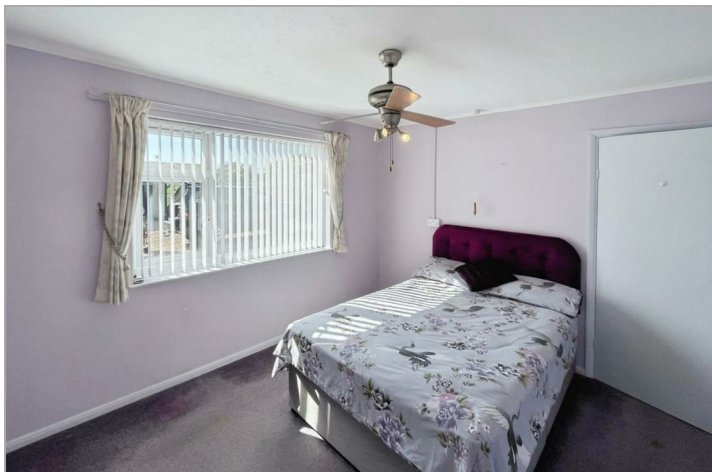
Tel: 01842 818282

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.

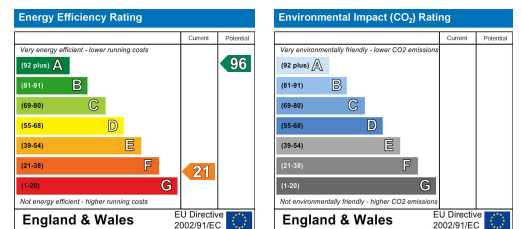
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK