



St. Marys Street  
, IP26

Guide price £475,000

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# St. Marys Street

, Feltwell, IP26

Guide price £475,000



## Description

This EXPANSIVE, DETACHED FAMILY HOME offers a UNIQUE OPPORTUNITY to acquire SIX BEDROOMS plus a LOUNGE, DINING ROOM, FAMILY/ PLAYROOM and further second floor accommodation within a Norfolk village centre location, opposite St Mary's Church. The property also includes an impressive GARDEN BAR & CONSERVATORY, outbuilding storage and driveway off street parking.

Upon entering the front of the property you will find a charming lounge which includes a feature fireplace as well as two large windows to the front allowing natural light to flood inside. There is a large dining room with solid oak floor, which is home to the oil boiler, and you will step down into an attractive, cottage style kitchen offering a range of wall and base level units, butler sink plus ample space for a dishwasher, range cooker and fridge freezer. There is also a Fakro skylight window to the ceiling creating a pleasant, bright space.

The downstairs accommodation doesn't stop there! The house includes a cloakroom W.C, separate utility room which provides additional space for a washing machine and tumble drier, a family/ playroom and a downstairs bedroom with an en suite and built in wardrobe. The en suite is a contemporary style and comprises W.C, wash hand basin and a shower cubicle.

The solid wood shutters to the lounge and downstairs bedroom windows will be included in the sale.

Stairs lead to the first floor landing where you will find a further five generous sized bedrooms and a family bathroom, comprising W.C, wash hand basin, a bath and power shower and an airing cupboard which houses the hot water cylinder. It is also worth noting that the bathroom is fully tiled with Indian natural limestone tiles.

The second floor loft conversion is a fantastic and versatile feature of this unique home with two sky light windows to the

ceiling and a large storage room which is ideal for Christmas decorations, suitcases etc!

Outside, the property benefits from double gated vehicular access to a driveway providing off street parking immediately beside an old stable which offers power and light and currently makes a useful storage area.

The rear garden includes a modern slate patio, a small garden pond and also houses the oil tank situated behind wooden trellis which serves an oil fired central heating system. There is a fantastic garden bar and games room with an impressive conservatory attached offering an ideal space for hosting and entertaining and we would certainly recommend viewing this and the property in it's entirety to fully appreciate the accommodation available!

## 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 - Kings Lynn & West Norfolk, D.

Molyneux Estate Agents has not tested any fixtures and

Tel: 01842 818282

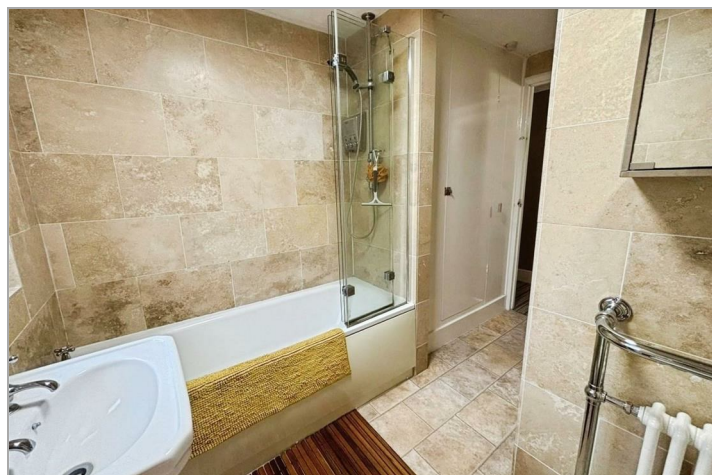
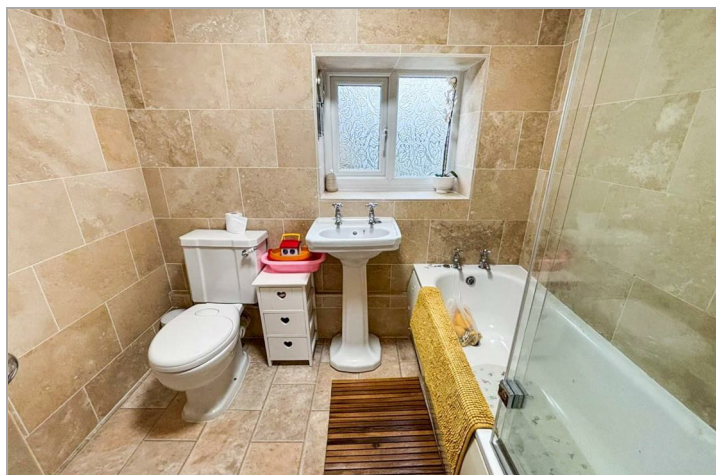
fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

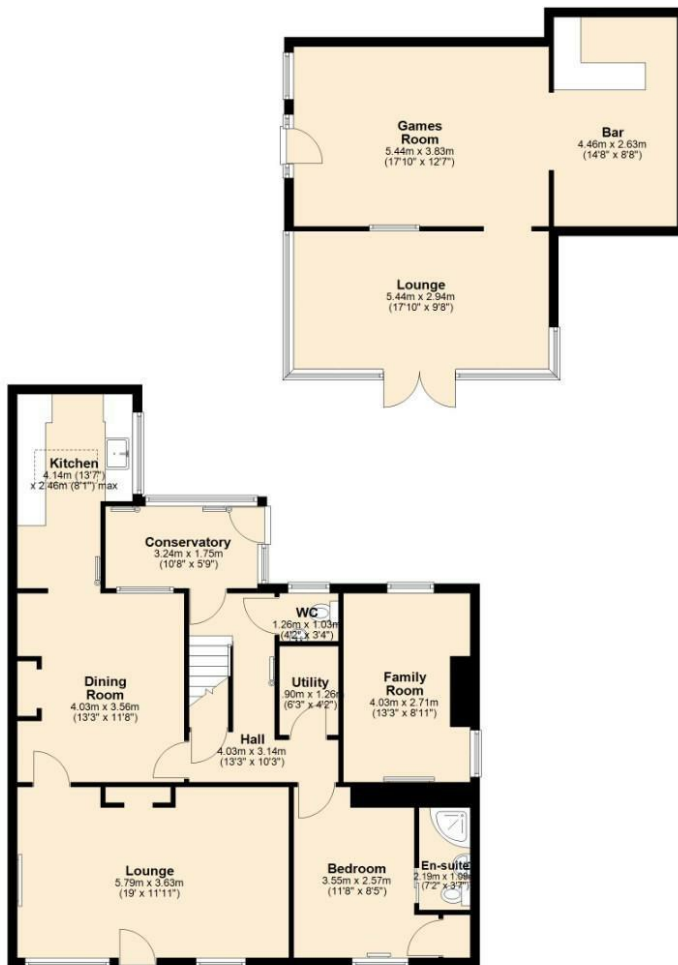
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



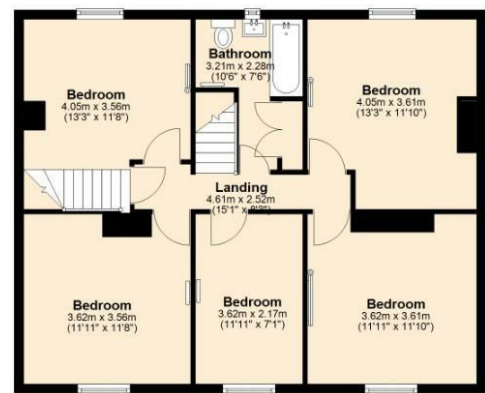




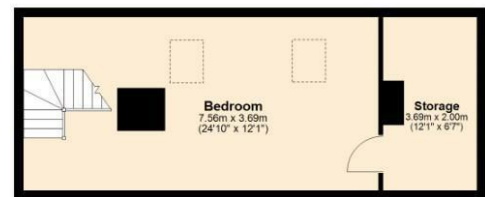
**Ground Floor**  
Approx. 139.8 sq. metres (1505.2 sq. feet)



**First Floor**  
Approx. 74.6 sq. metres (802.8 sq. feet)

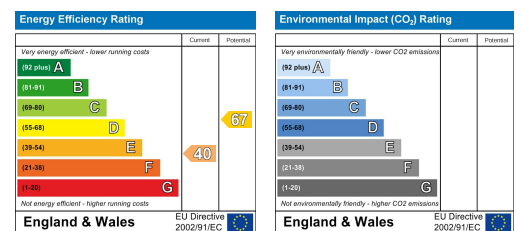


**Room in Roof**  
Approx. 35.6 sq. metres (383.3 sq. feet)



## 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.

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