



St. Nicholas Drive

Feltwell, IP26

Guide price £300,000

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Description

Guide Price £300,000- £320,000.

Nestled in the desirable St. Nicholas Drive, this extended, detached bungalow offers a perfect blend of comfort and convenience in the charming village of Feltwell. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, complete with an inviting inset wood-burner and French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

The property boasts four well-proportioned bedrooms, providing ample space for family or guests, alongside a family bathroom that caters to all your needs. The kitchen/diner is a delightful space for culinary creations and family gatherings, complemented by an added utility room for extra practicality. The bungalow benefits from oil-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

Step outside to discover an enclosed rear garden, beautifully laid to lawn with a patio area that is perfect for alfresco dining or simply enjoying the tranquil surroundings. A timber shed offers additional storage, while a rear gate leads onto a lane with picturesque field views beyond, enhancing the sense of peace and privacy.

For your convenience, there is a driveway providing off-road parking for one vehicle, along with a shingled front garden that adds to the property's curb appeal. Internal viewing is now available and highly recommended, as this delightful bungalow is sure to attract interest. Don't miss the opportunity to make this charming home your own in the heart of Feltwell.

Measurements

Entrance Hall

Lounge - 20' 9" max x 12' 2" max

Kitchen/ Diner - 14' 9" x 10' 11"

Utility - 13' 8" x 6' 2"

Bedroom 1 - 12' 3" x 11' 4"

Bedroom 2 - 11' 8" x 9' 8"

Bedroom 3 - 11' 5" x 8' 4"

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

Bathroom - 8' 4" x 5' 3"

Agents Note

Council Tax Band - B

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.

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

Tel: 01842 818282

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.

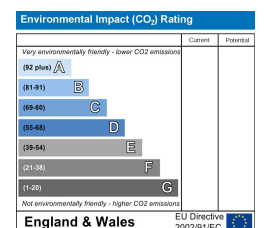
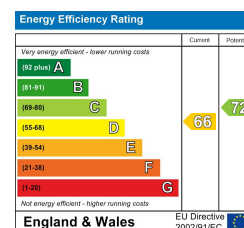
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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.

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

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