



Santon Downham, IP27

Offers over £400,000

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Description

Molyneux Estate Agents are extremely excited to offer this superb character home found in the rural village of Santon Downham. Located on the edge of Brandon, Suffolk and within easy reach of Thetford, Norfolk, the property is known as 'The Village Store', having formerly been ran as a the local shop, with residential accommodation attached. The shop is no longer in operation, and has been converted in to a further reception room and utility, in addition to the fantastic range of accommodation already on offer! The cottage includes gardens to both the front and rear as well as a timber garage, and is offered to the market with no onward chain.

The internal accommodation is accessed via a welcoming entrance hall, with the ground-floor comprising of a newly created lounge (formerly the shop front), a separate dining room (the original lounge) and kitchen/ breakfast room, plus a lean to leading to the rear garden. There is a spacious utility room (formerly the shop store) and a useful cloakroom with W.C, plus a door down to the cellar. There is also a range of built in storage cupboards.

Once upstairs the landing opens to four double bedrooms, plus the family bathroom and separate W.C. The four bedrooms are all extremely generous in size, whilst the bathroom and W.C, along with the cloakroom downstairs, have all benefitted from recent replacement.

The front and rear gardens are both predominantly laid to lawn, with the rear garden including a range of mature shrubs and bushes. There is a timber garage in situ at the end of the rear garden, with vehicular access available to the rear.

With an oil fired central heating system, plus an exceptional range of charming features throughout, this property really is a must view! Contact Molyneux Estate Agents of Brandon today to arrange.

Measurements

Entrance Hall

Lounge - 16' 3" max x 13' 2"

Dining Room - 15' 2" x 10' 11"

Kitchen - 19' max x 11' 5"

Utility - 15' 3" max x 13' 8" max (L-shaped)

Cloakroom

Cellar

Stairs to first floor landing

Bedroom - 16' 2" max x 14'

Bedroom - 14' 6" x 12' 2"

Bedroom - 16' 5" max x 15' 7" max

Bedroom - 16' 11" x 12' 10" max

Bathroom - 6' 3" plus door recess x 5' 7"

Separate W.C

Council Tax Band - D

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

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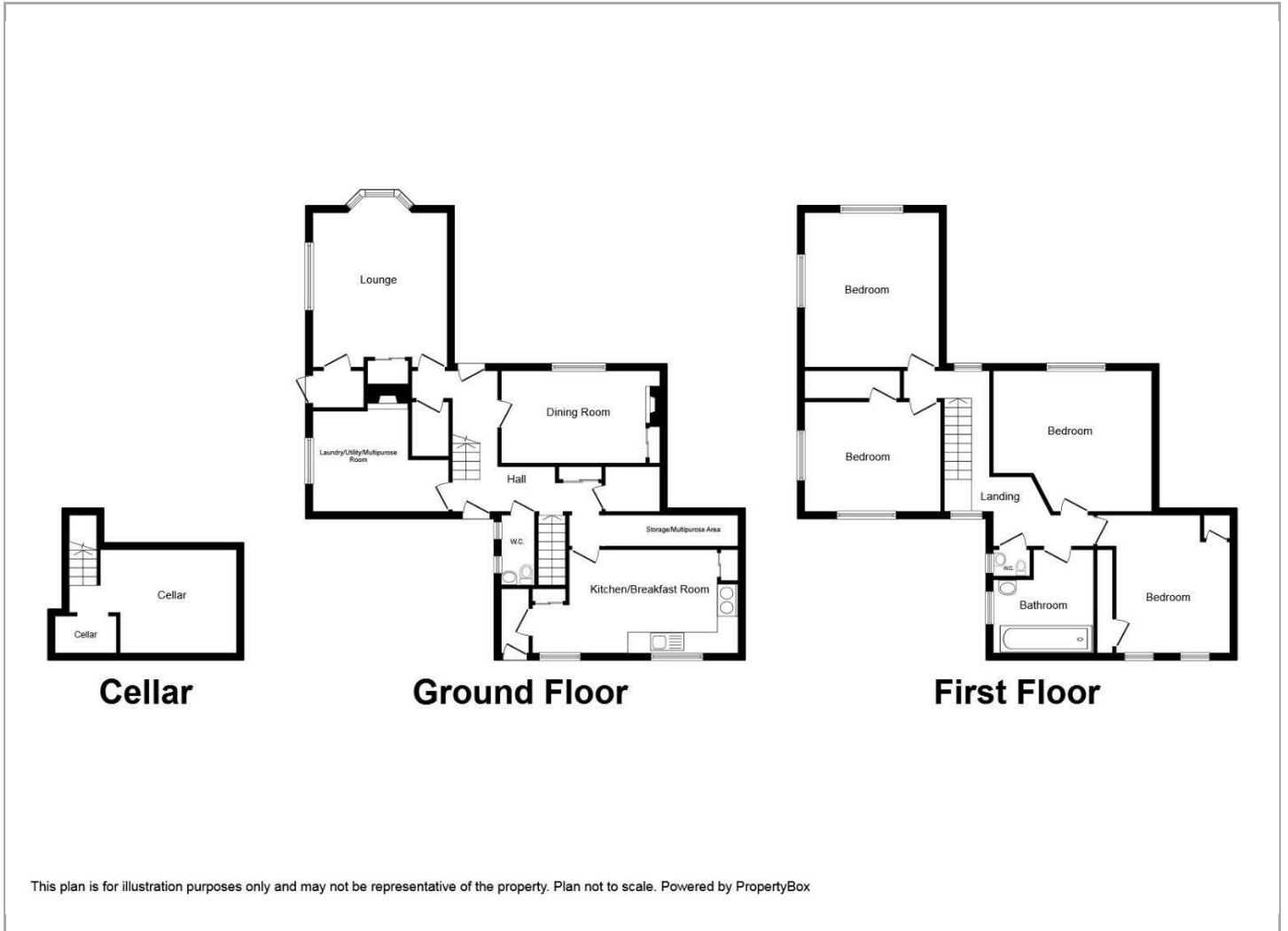
not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

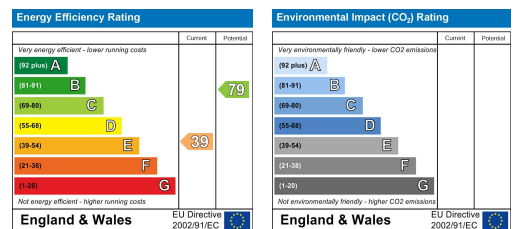
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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