



Chalk Way

, IP26

Price £450,000

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, Methwold, IP26

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Description

Molyneux Estate Agents are excited to offer this executive, detached home found within a sought after cul de sac in the Norfolk village of Methwold. Offered with no onward chain, the property enjoys a range of spacious and versatile accommodation, as well as a double garage and driveway, and an enclosed rear garden.

A concrete driveway provides ample off street parking in front of the double garage, which has a pitched roof, ideal for further storage space. The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor, and also a useful cloakroom with W.C and wash hand basin. The ground-floor is comprised of the lounge, a separate dining room, study, kitchen-diner and utility room. The lounge has a window to the front aspect as well as French doors opening to the rear garden, plus an electric fire feature. The dining room and study both have windows looking out to the rear garden, and of course could have other uses, such as a ground-floor bedroom, play room or hobby room amongst other ideas.

The kitchen-diner has a window to the side aspect and also French doors opening to the rear garden. There are a range of fitted wall and base units with worktop over, as well as a built in oven with hob and extractor fitted above, and the usual inset stainless steel sink and drainer. The kitchen opens to the utility room, which has front and rear external doors, plus additional units and sink. There is also a dishwasher which is included, and space for another appliance.

Once upstairs the landing opens to all four bedrooms and the family bathroom, as well as having a built in airing cupboard with hot water tank, and a ceiling hatch for access in to the loft space. The master bedroom boasts an en-suite which comprises a panelled bath with shower fitted above, W.C and wash hand basin, whilst the family bathroom has both a bath and separate shower cubicle, in addition to the W.C and wash hand basin. The wardrobes/ drawers in the largest two

bedrooms are both included.

There is garden space to the side and rear of the home, which is laid to lawn, and fully enclosed by both fence and an attractive wall.

The boiler is located in the utility room, with the home warmed by an oil fired central heating system.

An internal viewing comes highly recommended, and can be arranged now with Molyneux Estate Agents of Brandon!

Measurements

Entrance Hall

Lounge - 19' 7" x 12'

Dining Room - 12' 8" x 9' 6"

Study - 9' 6" x 7' 1" max

Kitchen/ Diner - 19' 6" max x 11' 8" max

Utility - 8' 10" x 8' 8"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 15' 8" x 12' 5"

En-Suite - 6' 10" x 6' 9"

Bedroom 2 - 12' x 11'

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

Bedroom 4 - 12' 8" x 7' 9"

Tel: 01842 818282

Bathroom - 12' 10" max x 6' 10" max

contact the agent with regards to this.

Council Tax Band - E

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

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.

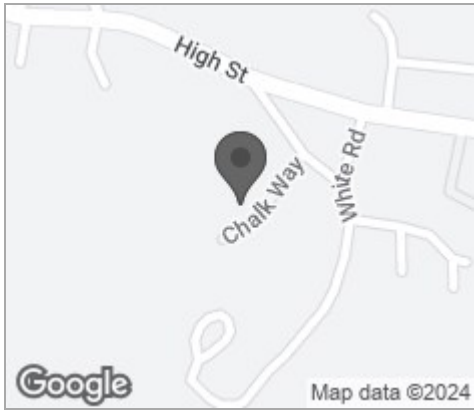
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

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.

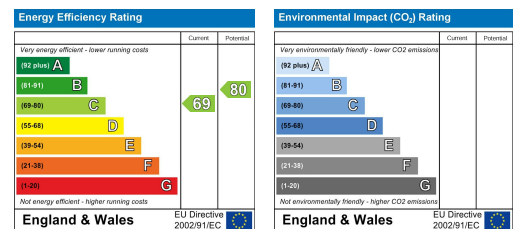
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please





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.