



Fairfield Way

, IP26

Offers over £240,000



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Description

Molyneux Estate Agents are pleased to offer this detached bungalow, which is situated on a corner plot within the sought after Norfolk village of Feltwell. The property boasts sealed unit UPVC windows and doors, as well as an oil fired central heating system.

Externally the bungalow boasts a large front garden which is laid to lawn, as well as an adjacent driveway providing ample off street parking. There is also a car port for covered parking directly beside the bungalow. The rear garden is also laid to lawn, and includes a timber shed, the greenhouse is not included.

The internal accommodation is accessed via a welcoming entrance porch to the front, which opens to the lounge. The lounge enjoys a large window looking over the front garden and the close, and opens to both the kitchen and conservatory. The conservatory is of UPVC construction and provides useful additional sitting space, with French doors opening directly to the rear garden.

The kitchen includes a range of fitted wall and base units with worktop over, as well as space for the usual appliances. There is an inset stainless steel sink and drainer with window above to the front aspect, and the oil fired boiler is wall mounted within the kitchen. The kitchen opens to an inner hall, which has two built in cupboards, one of which houses the hot water tank.

The inner hall opens to the three bedrooms all found at the rear of the bungalow with windows looking out to the back garden. The master bedroom includes a range of fitted bedroom furniture. The family bathroom completes the accommodation, comprising a bath with shower fitted over, W.C, wash hand basin and a heated towel rail, there are two frosted windows to the side aspect.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch

Lounge - 15' 8" x 13' 7"

Conservatory - 13' 4" x 8'

Kitchen - 11' 3" x 11' 3"

Inner Hall

Bedroom 1 - 13' 5" x 9' 10"

Bedroom 2 - 10' 1" x 8' 10"

Bedroom 3 - 10' 1" x 7' 10"

Bathroom - 8' 3" x 5' 5"

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.





Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F plus)	A		
(E-91)	B		
(D-80)	C		
(C-68)	D		
(B-54)	E	60	82
(A-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		England & Wales	

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.

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