MOLYNEUX
ESTATE AGENTS



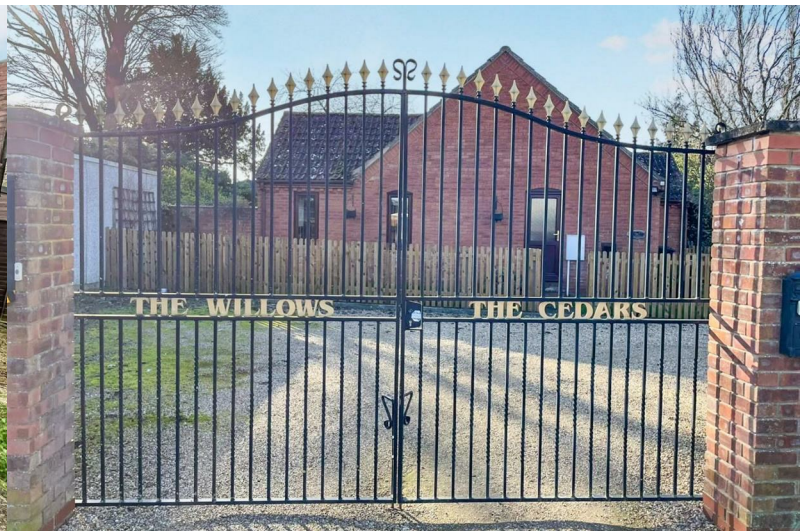
Mulberry Close

Feltwell, IP26

Price £250,000

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Description

Tucked away in the cul de sac of Mulberry Close, Feltwell, this detached bungalow offers a delightful blend of comfort and convenience. Built circa 1991, this property is one of only two bungalows constructed at the time, ensuring a sense of exclusivity in a peaceful cul-de-sac setting.

As you approach the property, you will appreciate the secure iron gates leading to a spacious driveway, providing ample parking for multiple vehicles, along with a garage for additional storage.

The bungalow boasts two inviting reception rooms, including an open plan lounge and dining area that seamlessly connects to the kitchen, creating an ideal space for entertaining or relaxing with family. An added sunroom of timber construction enhances the living space, with doors opening to both the front and rear gardens.

The accommodation comprises two generously sized double bedrooms, with the master bedroom featuring an ensuite bathroom for added privacy and convenience. An additional shower room serves the second bedroom and guests alike, ensuring comfort for all.

The property is set within a generous plot, featuring enclosed gardens that provide a safe haven for outdoor enjoyment. The block-paved patio is perfect for al fresco dining, while the lush lawn and mature shrub and floral borders create a picturesque setting. A large timber shed offers practical storage solutions for gardening tools and equipment.

With no onward chain, this delightful bungalow is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a family home, this property is sure to impress. Don’t miss the opportunity to view this exceptional home in a sought-after location.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Kitchen - 12' 11" x 6' 6"

Lounge/ Diner - approx. 22' x 13' 11"

Sun Room - 16' x 12' 8"

Bedroom 1 - 12' 11" x 10' 6" plus door recess, 2x built in wardrobes

En-Suite - 10' x 5' 10"

Bedroom 2 - 11' 2" x 8' 5" plus door recess

Shower Room - 6' 5" x 5' 10"

Garage

Council Tax Band - B

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.

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.





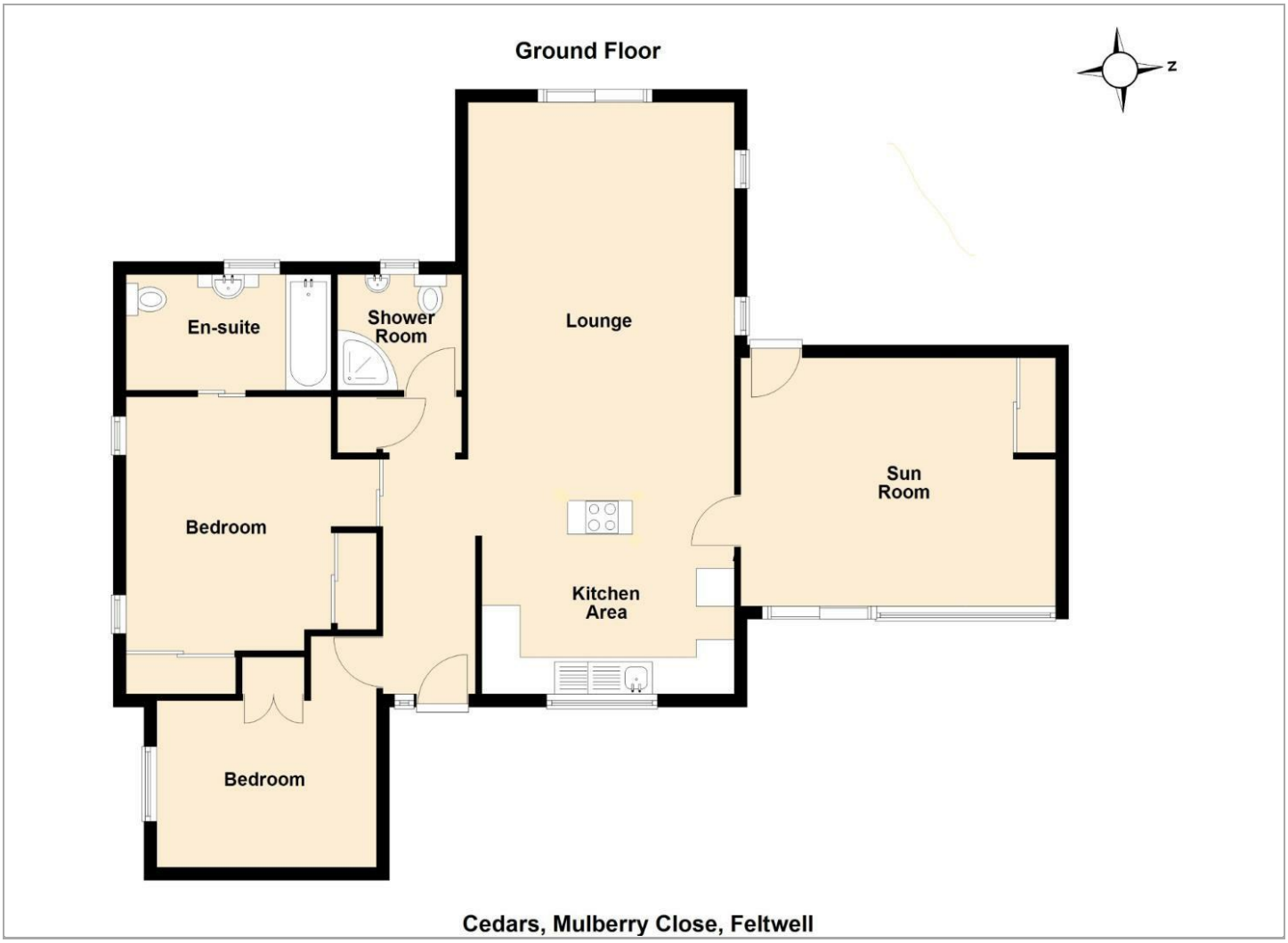






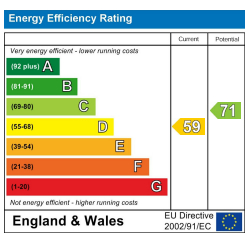


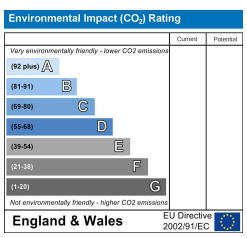




Viewing

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.

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