MOLYNEUX
ESTATE AGENTS

Old School Close

Feltwell, IP26

Price £230,000

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Description

Located in the charming village of Feltwell, this attractive end terrace home on Old School Close is a MUST VIEW! With two upstairs bedrooms and a versatile ground floor bedroom that can also serve as a study, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall featuring three built-in storage cupboards, providing ample space for your belongings. A convenient cloakroom adds to the practicality of the ground floor. The spacious lounge is a highlight, boasting a lovely fireplace with a wood-burner, perfect for cosy evenings in. The stunning kitchen/diner is a true focal point of the home, showcasing a vaulted ceiling with Velux windows that enhances the sense of space. It is equipped with a built-in oven, hob, extractor, and an integrated dishwasher, making it a joy for any home cook. A window above the sink allows natural light to flood in, and a door leads directly to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, you will find two bedrooms, one of which features a walk in wardrobe/ dressing area, providing a touch of luxury. The family bathroom is conveniently located to serve the bedrooms.

The property benefits from oil-fired central heating, ensuring warmth and comfort throughout the year.

Externally, a side gate leads to the enclosed rear garden, which is laid to both lawn and patio, perfect for entertaining or simply enjoying the fresh air. Additional features include an outside tap, an oil tank, and timber storage. With one allocated parking space, this home offers both convenience and ease of access.

This property is a rare find in a sought-after Norfolk village. Do not miss the opportunity to view this charming home; call now to arrange a visit.

Measurments

Entrance Hall & Cloakroom

Study/ Ground floor Bedroom - 9' 4" x 7'

Lounge - 15' 11" max x 10' 9"

Kitchen/ Diner - 14' 3" x 9' 10"

Stairs to first floor landing

Bedroom - 11' 11" x 9' 4"

Dressing Area

Bedroom - 9' 9" x 8' 10" max

Bathroom - 6' 9" x 6'

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.

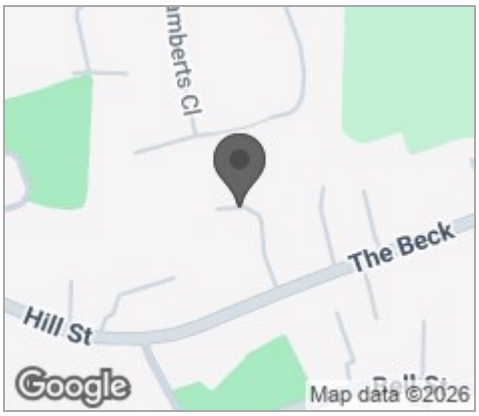
Tel: 01842 818282

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

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.

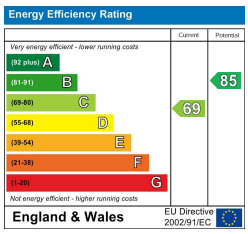
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

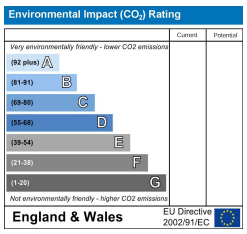
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

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