



Nightingale Lane

Feltwell, IP26

Guide price £260,000



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Description

Guide Price £260,000 - £270,000. This spacious bungalow offers versatile accommodation and enjoys a popular village location on the outskirts of Feltwell.

The side entrance door opens into a newly fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer and ample space for a washing machine, fridge freezer and cooker with extractor hood fitted over. There is an inner hall which leads to the living accommodation and includes a useful storage cupboard as well as an airing cupboard housing a hot water cylinder.

The lounge is a generous size, featuring an impressive brick fireplace housing an electric fire, and is complimented by a separate dining room/ fourth bedroom. There are three double bedrooms which includes a commodious master bedroom with ample space for a dressing area in addition to a family bathroom which comprises W.C, wash hand basin and bath with shower attachment over.

Outside the bungalow benefits from a large driveway and car port providing off street parking for 3 - 4 vehicles in front of a converted and extended garage. The garage is split into three sections which incorporates two useful storage spaces as well as an office to the rear which includes power and light.

The front garden has been block paved for ease of maintenance and now offers additional parking space, whilst the rear garden is predominantly laid to lawn.

Measurements

Lounge - 16'3" x 11'11"

Dining Room - 10'11" max x 10'00" max

Kitchen - 10'4" x 9'7"

Bedroom - 15'3" x 8'3"

Bedroom - 13'00" max x 11'10" max

Bedroom - 9'9" x 9'5"

Family Bathroom - 6'6" x 5'4"

Garage Office - 12'00" x 7'4"

Garage Storage - 8'6" x 8'6"

Agents Note

Council Tax Band - Kings Lynn & West Norfolk, B.

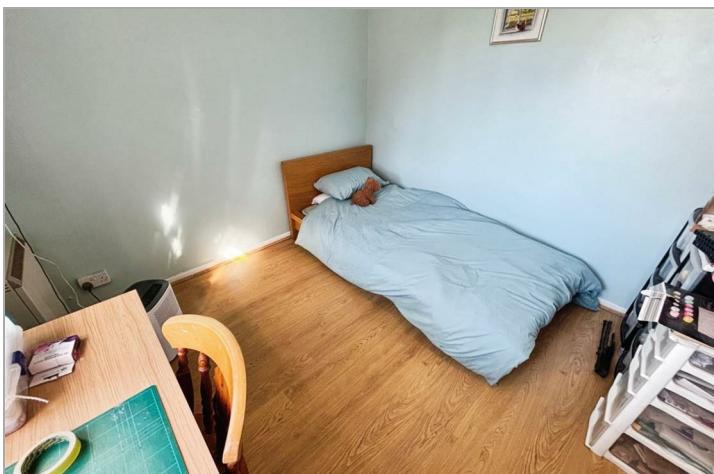
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.





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		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(F plus)	A			(F2 plus)	A
(G1-91)	B			(G1-91)	B
(G9-80)	C			(G9-80)	C
(G5-68)	D			(G5-68)	D
(G1-54)	E			(G1-54)	E
(G1-38)	F			(G1-38)	F
(G1-20)	G			(G1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		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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