



## Nightingale Lane

Feltwell, IP26

Price £260,000

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## Description

This superb and versatile FAMILY HOME enjoys a popular VILLAGE LOCATION and benefits from CONTEMPORARY OPEN PLAN living accommodation as well as a modern electric air source heating system.

Downstairs the property enjoys UNDERFLOOR HEATING throughout and comprises an impressive open plan lounge and kitchen/ dining room with a useful understairs storage cupboard and French doors which overlook the rear garden. There is a fully fitted kitchen offering a range of wall and base level units, stainless steel sink and drainer, integrated dishwasher as well as cooker, electric hob and extractor hood fitted over plus ample space for a fridge freezer. There is also a separate W.C/ UTILITY ROOM providing space and plumbing for a washing machine and tumble drier. The downstairs accommodation is concluded by a downstairs bedroom which offers excellent versatility and, whilst currently set up as a children's playroom, could make a fantastic office space to WORK FROM HOME!

Stairs lead to the first floor landing which is a generous size and features an expansive airing cupboard (8'00" x 3'03") housing the boiler and hot water cylinder. There are a further two double bedrooms upstairs including a master bedroom with built in wardrobes, additional cupboard and a loft access hatch. The contemporary family bathroom concludes the upstairs accommodation and comprises W.C, wash hand basin, heated towel rail and a bath with shower over.

Outside the property enjoys ample off street parking with a block paved driveway immediately beside the house providing parking space for three cars beside one another. There is a side access gate leading into the fully enclosed rear garden which is predominantly laid to lawn and includes two raised flower beds as well as a useful storage shed and patio for seating/ entertaining.

## Measurements

Cloakroom W.C/ Utility - 6'4" x 4'1"

Lounge - 19'1" x 12'6"

Kitchen - 7'8" x 7'8"

Bedroom - 11'00" max x 10'8" max

Bedroom - 10'8" x 8'1"

Downstairs Bedroom/ Playroom - 9'8" x 8'7"

Family Bathroom - 8'00" max x 7'1" max

## 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.

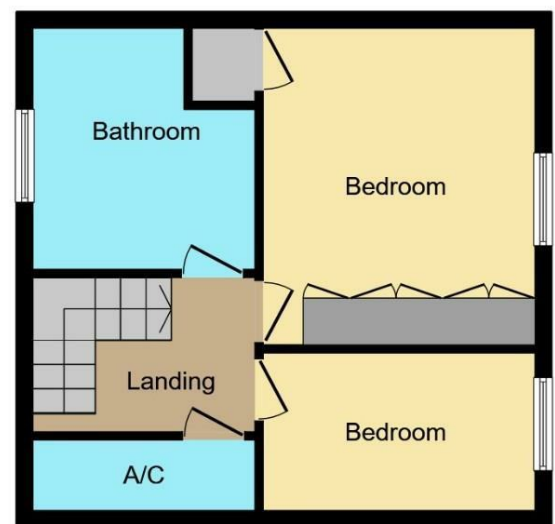
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans 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.

Tel: 01842 818282



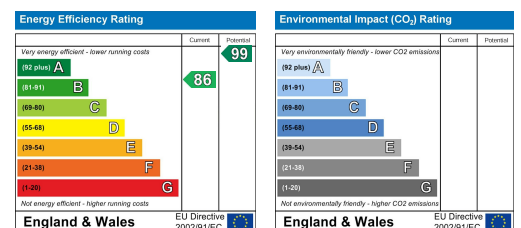


## First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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.

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