



Hall Farm Drive

, IP26

Guide price £230,000



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Description

Guide Price £230,000 - £240,000. This detached bungalow is available with NO ONWARD CHAIN and occupies a GENEROUS SIZED PLOT upon a private drive within the Norfolk Village of Methwold. The bungalow is of non-standard construction with a tiled roof and therefore suitable for cash buyers, whilst there are also outbuildings included offering EXCITING POTENTIAL subject to any necessary planning permission.

The property boasts an impressive overall plot which includes a large, shingled driveway providing ample off street parking as well as an expansive rear garden. The garden has been designed with ease of maintenance in mind and includes a combination of block paving, patio and an area of artificial lawn. There is also a disused swimming pool, changing room with W.C and 'pump house' which would require an experts investigation to reinstate or possibly convert. There is also a garage and workshop offering further potential to refurbish or convert.

Upon entering the bungalow you will find a welcoming entrance hall which runs through the heart of the property to all accommodation and offers ample space to remove coats and shoes plus a cloakroom W.C. The property enjoys two reception rooms comprising a lounge to the front, and a conservatory at the rear of the bungalow overlooking the garden. The conservatory leads into a useful utility room which houses an oil boiler, serving the oil fired central heating system, as well as sufficient space for multiple appliances.

The property includes a fully fitted kitchen with a range of wall and base level units, integrated cooker, electric hob and extractor hood fitted over, integrated dishwasher as well as a ceramic 1.5 bowl sink unit. The internal accommodation is concluded by three double bedrooms and a large family bathroom comprising W.C, wash hand basin, bath and shower cubicle plus an airing cupboard housing the hot water cylinder.

Viewing is recommended to fully appreciate the size of the plot as well as the potential this property offers!

Measurements

Lounge - 18'2" max x 10'4" max

Kitchen - 18'3" max x 10'3" max

Conservatory - 15'3" x 12'7"

Utility Room - 12'5" x 6'7"

Bedroom - 12'00" x 10'3"

Bedroom - 11'11" x 10'3"

Bedroom - 11'11" max x 10'4" max

Bathroom - 12'10" max x 7'4" max

Changing Room - 11'11" x 10'10"

W.C. - 4'9" x 2'11"

Disused 'Pump House' - 7'10" x 5'11"

Agents Note

This property is of non-standard construction and therefore suitable for cash buyers.

The property is also served by septic tank drainage.

Council Tax Band - Kings Lynn And West Norfolk, Band TBC.

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		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(F2 plus)	A			(A1-91)	B
(F1-91)	B			(81-91)	C
(E9-60)	C			(69-80)	D
(D5-68)	D			(55-68)	E
(D9-54)	E			(39-54)	F
(C1-38)	F			(21-38)	G
(T1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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