



# Wilton Road

, IP26

Price £300,000

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, Feltwell, IP26

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## Description

Offered to the market with no onward chain, is this link-detached family home found in the sought after Norfolk village of Feltwell. The property boasts sealed unit UPVC windows and doors as well as an oil fired central heating system.

The internal accommodation is accessed via a welcoming entrance hall, with the ground-floor comprising both a lounge and separate dining room, a useful cloakroom/ W.C plus the kitchen. The lounge has windows to both the front and side aspects, whilst both the lounge and dining room have a rear door opening to the back garden. The kitchen includes a range of wall and base units with worktop over, a built in oven with hob and extractor above, as well as the inset stainless steel sink and drainer, and a dishwasher which is included with the sale. There is space for further appliances, a window to both the front and side aspects plus a side door.

Upstairs the landing opens to all four bedrooms and the family bathroom. The master bedroom boasts an en-suite shower room, comprising a shower cubicle, W.C and wash hand basin. The bathroom has a panelled bath, in addition to the W.C and wash hand basin.

Externally the home enjoys a driveway to the front, which leads to the garage. The garage has an electric roller front door, and is home to the oil fired boiler. A personal door opens at the rear of the garage in to the back garden, which is predominantly laid to lawn.

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

## Measurements

Entrance Hall

Lounge - 22' 3" x 11' 3" max

Dining Room - 17' 5" x 11'

Kitchen - 19' 7" max x 11'

Stairs leading to first floor landing

Bedroom 1 - 13' 6" x 11' 1"

En- Suite - 9' max x 4' 9"

Bedroom 2 - 14' 3" x 11' 1"

Bedroom 3 - 12' 2" x 10' 10"

Bedroom 4 - 9' 8" x 7' 1" plus door recess

Bathroom - 7' 4" x 6' 1"

Council Tax, band E

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.

Tel: 01842 818282

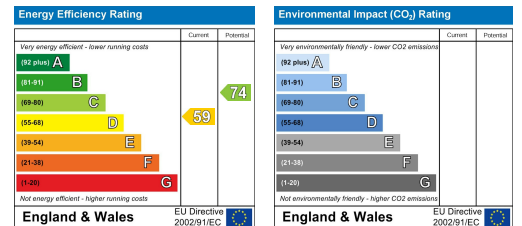
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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