



Victor Charles Close

, IP27

Price £260,000

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, Weeting, IP27

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Description

Molyneux estate agents are excited to offer this modern, detached home found within a sought after cul de sac position in the village of Weeting. Weeting is a small village found right along the Suffolk and Norfolk border, just a mile outside of the market town Brandon. The home is warmed by an oil fired central heating system, and has sealed unit UPVC windows and doors throughout.

The internal accommodation is accessed via a welcoming entrance hall, which has doors opening in to the lounge, dining room and kitchen, plus a useful cloakroom, with W.C, wash hand basin and a window to the side aspect. The kitchen comprises a range of wall and base units with worktop over, as well as an inset stainless steel sink and drainer, plus built in oven with hob and extractor fitted above. There is space for a fridge-freezer and washing machine, plus a window to the front of the home and a side door opening to the driveway at the side of the home.

The lounge has an archway opening to the dining room, which has a window to the front aspect of the home. The lounge itself has a window to the rear aspect plus French doors opening to the conservatory added to the rear. The conservatory is of brick and UPVC construction, with French doors opening out to the rear garden.

Once upstairs the landing has doors opening to all three bedrooms and the family bathroom, plus an airing cupboard housing the hot water tank.. The master bedroom enjoys two built in wardrobes as well as an en-suite shower room. The bedroom and en-suite both have windows to the front of the home, as does the third bedroom. Bedroom two is located at the rear of the home with a window looking over the rear garden, there is a ceiling hatch for access in to the loft space, plus a built in wardrobe. The family bathroom completes the accommodation, comprising a bath with shower attached, W.C, wash hand basin. and window to the side aspect.

Externally the property enjoys a driveway adjacent to the home which provides off street parking, and leads to the brick built garage. The garage has an electric remote controlled front door, power and light connected, and also a personal door opening to the rear garden. The rear garden is fully enclosed, and whilst predominantly laid to Astro turf, also includes a timber shed, greenhouse and a pond.

An internal viewing comes highly recommended, contact Molyneux estate agents of Brandon to arrange!

Measurements

Entrance Hall

Kitchen - 11' 8" max x 9' 6"

Lounge - 15' x 12' 3" max

Dining Room - 10' 7" x 8' 9"

Conservatory - 9' 6" x 9' 2"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 11' 9" max x 11' 9"

En-Suite

Bedroom 2 - 12' 3" max x 9' 4"

Bedroom 3 - 9' 7" max x 7' 5"

Bathroom - 7' x 6' 2"

Council Tax Band - C

Tel: 01842 818282

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.

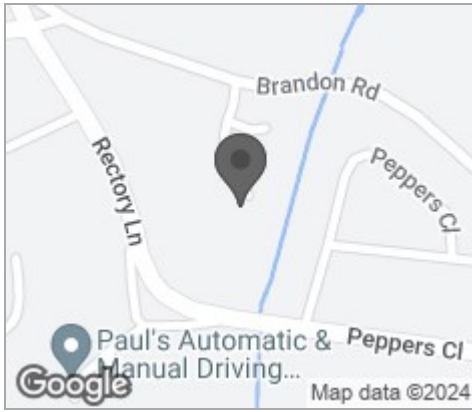
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

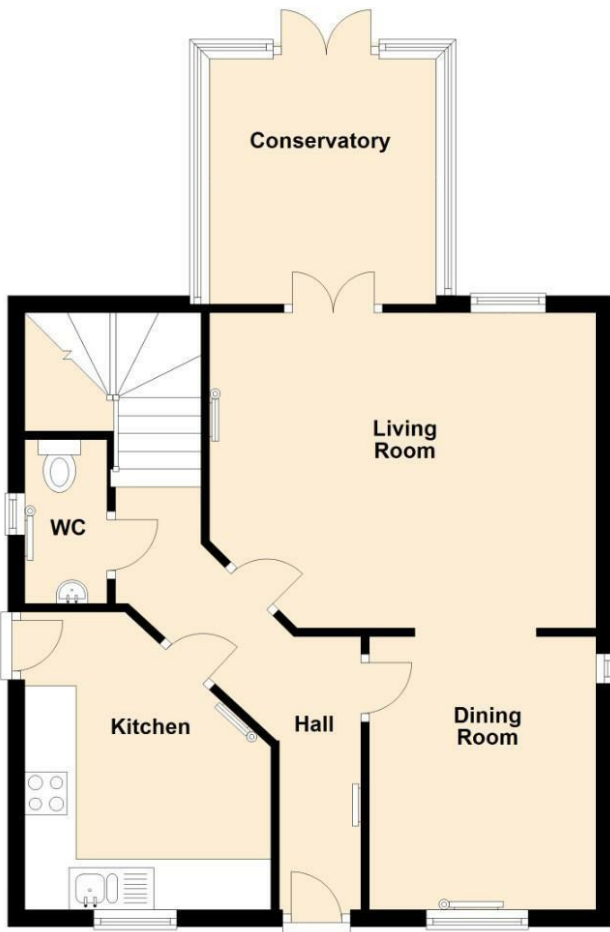
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

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

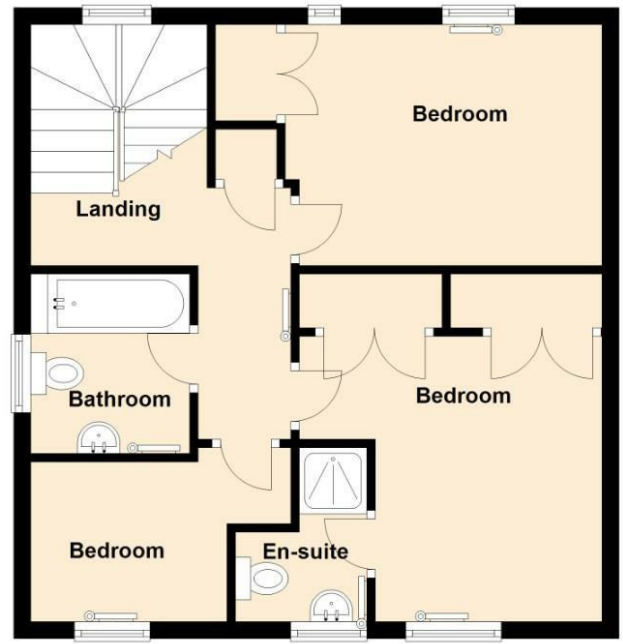




Ground Floor



First 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
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		83	65
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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