



Castle Close

Weeting, IP27

Price £240,000

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Description

This superb detached property is available with NO ONWARD CHAIN and enjoys a SEMI-RURAL VILLAGE LOCATION as well as FLEXIBLE ACCOMMODATION.

Downstairs the property includes a welcoming entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C. There is a fully fitted kitchen which offers a range of wall and base level units, sink unit, pantry and separate storage cupboard, ample space for appliances as well as an oil boiler which has been recently serviced and serves the oil fired central heating system. The living accommodation comprises a generous sized lounge with stairs to first floor landing, a sitting area and dining area as well as a downstairs bedroom/ second sitting room.

Upstairs the property benefits from a further two bedrooms which both include built in storage cupboards. There is a family bathroom which includes W.C, wash hand basin and a bath with shower over. There is also an airing cupboard which houses the hot water cylinder and eves storage cupboard.

It is also worth noting that the property benefits from air conditioning units in the lounge and both upstairs bedrooms and there are four solar panels on the roof which are owned outright and contribute to the hot water supplied to the property.

Outside the property enjoys front and rear gardens in addition to a garage and generous driveway which provides ample space for off street parking. The front garden has been laid to lawn whilst the rear garden is predominantly laid to lawn with a patio for seating/ entertaining and small garden pond. The oil tank is located within the rear garden and there is a personal door into the garage as well as a side access gate.

Measurements

Kitchen - 12'02" max x 7'01" max

Lounge - 13'09" x 11'11"

Sitting Area - 10'10" x 8'08"

Dining Area - 11'11" x 7'10"

Cloakroom W.C - 5'02" x 4'00"

Downstairs Bedroom/ Sitting Room - 16'09" max x 8'11" max

Bedroom - 13'03" max x 8'08" max

Bedroom - 12'02" max x 7'08" max

Bathroom - 6'05" x 5'05"

Agents Note

Council Tax Band - C

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.

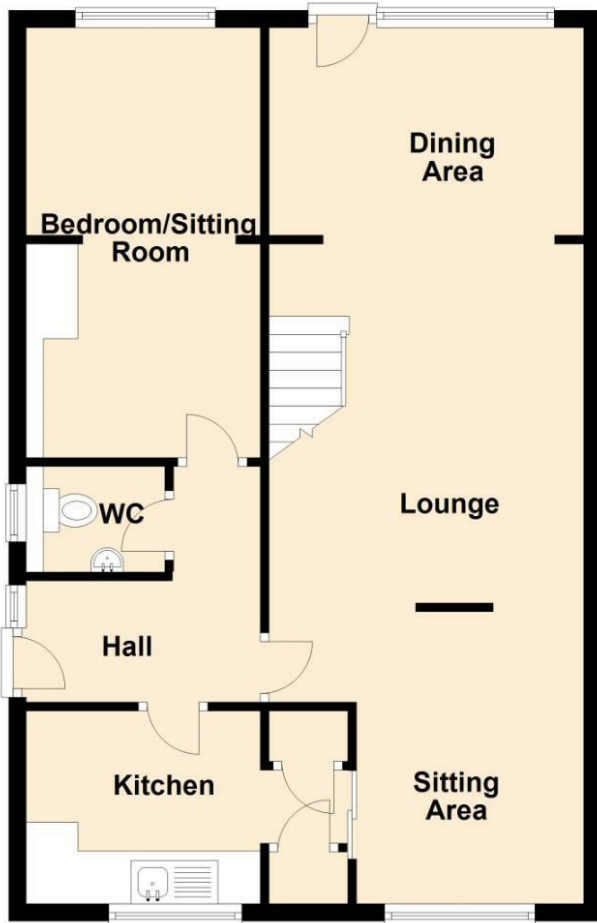
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

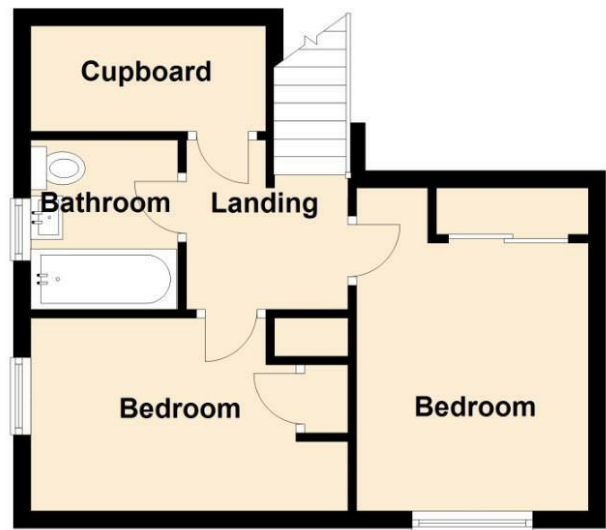




Ground Floor

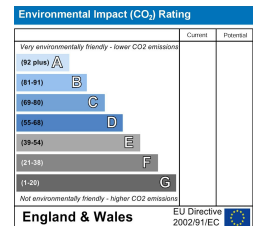
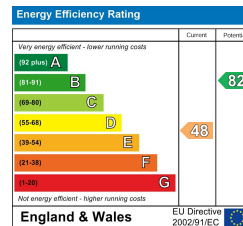


First Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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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