



# Shadwell Close

, IP27

Price £375,000

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, Weeting, IP27

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## Description

Molyneux Estate Agents are extremely pleased to offer this established, detached bungalow, offered with NO ONWARD CHAIN. The home is found within a sought after village position, enjoying open field views beyond the rear garden.

The accommodation is accessed via a welcoming entrance hall, where there is a useful cloakroom with W.C and wash hand basin. Boasting a spacious lounge, with a feature brick fireplace and patio doors opening to the rear garden. There is an open plan kitchen/ diner, with the kitchen including a range of fitted wall and base units with worktop over. There is space for a cooker with an extractor fitted above, plus further space for a washing machine, dishwasher and large fridge-freezer. There is an archway opening between the diner and lounge, plus two windows to the rear aspect and a back door opening to the garden.

There are three double bedrooms, with the master and second bedroom boasting built in wardrobe space, whilst the family bathroom comprises both a bath and shower cubicle, as well as W.C, wash hand basin and a heated towel rail.

Externally the front has been mostly shingled to create ample off street parking. There is a small section of shared driveway with the neighbouring bungalow. Side gates open to the rear garden, which whilst predominantly laid to lawn, also features a patio area ideal for a table and chairs. The garden enjoys open field views to the rear, and boasts both a timber Summer House and a garden shed.

A brick built garage can also be found within the garden, which has a pitched roof ideal for additional storage space. The garage has a metal up and over front door, a personal door opening in to the garden, plus a window and power and light connected.

The bungalow has solar panels fitted which are owned outright and are included with the sale. The home is warmed by an oil fired heating system, the oil tank is found in the rear garden,

whilst the boiler and hot water tank are both located within separate built in cupboards in the inner hall. There is also a ceiling hatch for access in to the loft space.

An internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Cloakroom

Lounge - 26' 10" x 12' 8"

Kitchen/ Diner - 28' 6" x 11' 4"

Bedroom 1 - 16' 11" x 11' 4"

Bedroom 2 - 11' 11" x 11' 5"

Bedroom 3 - 11' 11" x 11' 4"

Bathroom - 9' 7" max x 8' 7" max

Council Tax band - D

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.

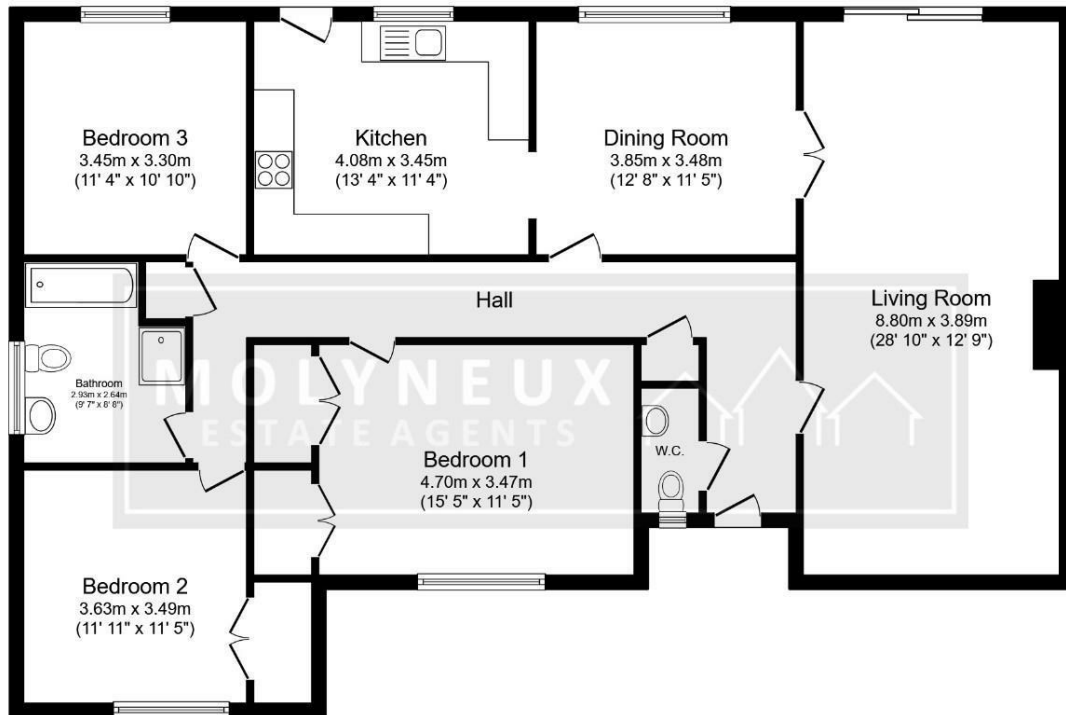
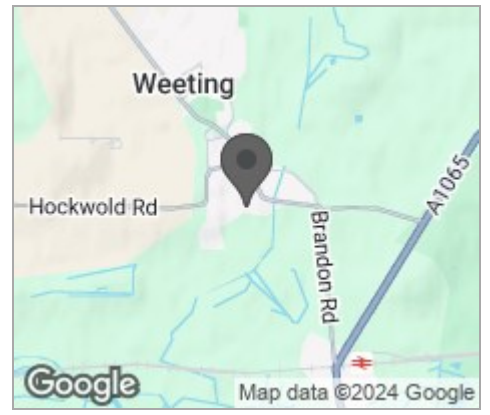
Tel: 01842 818282

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.





### Floor Plan

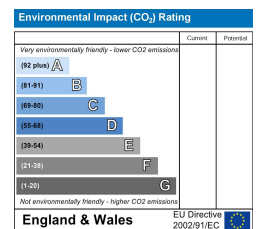
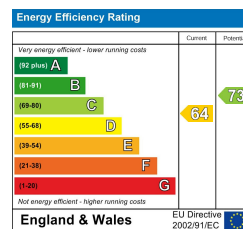
Floor area 131.1 m<sup>2</sup> (1,411 sq.ft.)

TOTAL: 131.1 m<sup>2</sup> (1,411 sq.ft.)

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

### 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK