



# Lynn Road

Brandon, IP27

Offers over £500,000

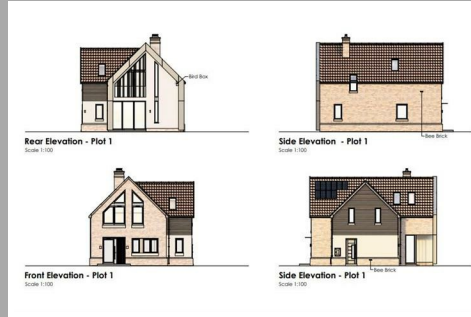
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## Description

New Lodge offers an **EXCITING DEVELOPMENT OPPORTUNITY** in the heart of Weeting village with planning permission granted for the erection of two new dwellings, the erection of a single storey rear extension and new attached garage to the existing property and the demolition of an existing garage under Breckland Council planning reference 3PL/2021/0652/F and 3PL/ 2021/1107/HOU.

The existing property requires refurbishment and currently consists of a lounge and separate dining room, kitchen, utility room and conservatory, downstairs shower room as well as three bedrooms upstairs and a family bathroom. The planning permission is granted for a single storey rear extension which would create a downstairs space to include an entrance hall, office and snug, open plan kitchen/ lounge/ dining room as well as a utility room and cloakroom W.C as per the proposed floor plan.

The floor plans of Plot 1 & Plot 2 mirror one another and comprise a welcoming entrance hall with stairs leading to the first floor landing, kitchen, utility room, cloakroom W.C and an open plan lounge/ dining room downstairs as well as three bedrooms, two en suites and a family bathroom upstairs. The master bedroom will also benefit from a dressing room.

The plans include two parking spaces for each property as well as a single garage at New Lodge which will benefit from personal access via the open plan kitchen/ lounge/ dining room.

Weeting is a popular village on the Norfolk/ Suffolk border, surrounded on three sides by Thetford Forest Park. Weeting enjoys typical village amenities such as a convenience shop, post office, fuel station, fish and chip shop and Village Hall as well as a generous sized playing field suitable for children of all ages.

Please contact Molyneux Estate Agents to arrange a viewing!

## Measurements (New Lodge)

Lounge - 22'6" max x 11'11" max

Dining Room - 14'8" max x 12'6" max

Kitchen - 10'11" x 8'7"

Utility - 11'4" x 6'10"

Conservatory - 11'4" x 7'11"

Downstairs Shower Room - 6'11" x 3'9"

Bedroom - 13'5" max x 12'7" max

Bedroom - 11'7" plus depth of built in wardrobe x 11'11" max

Bedroom - 10'4" max x 8'8" max

Family Bathroom - 7'2" x 5'9"

## Agents Note

New Lodge is served by an oil fired central heating system and septic tank drainage.

Council Tax Band - Breckland, 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.

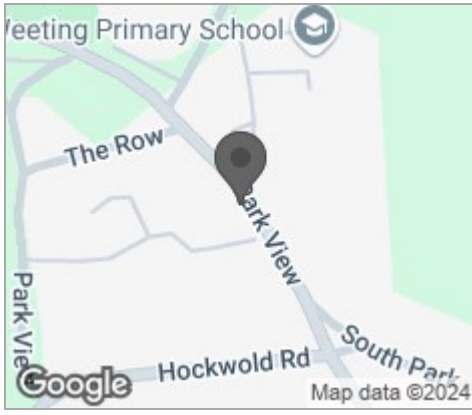
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01842 818282

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.





Existing

**Ground Floor**

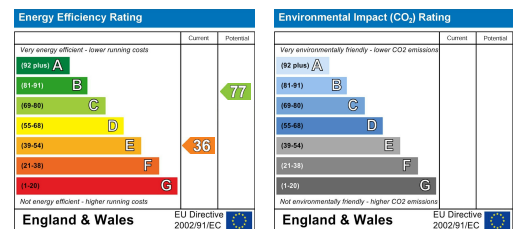
**First Floor**

**Garage**

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.

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