



## Victor Charles Close , IP27

Price £290,000

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# Victor Charles Close

, Weeting, IP27

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## Description

Molyneux Estate Agents are excited to offer this detached, family home found within a tucked away position in the village of Weeting.

The home boasts sealed unit UPVC windows throughout, as well as an oil fired central heating system. With a brick built garage, and a driveway providing off street parking, plus a generous rear garden, an internal viewing comes highly recommended!

The accommodation is accessed via a welcoming entrance hall, with doors opening to the lounge, study, kitchen and a useful cloakroom. The lounge in turn opens to the added conservatory, which provides an additional sitting area with a view of the rear garden. The kitchen includes a range of fitted wall and base units with worktop over, as well as a built in eye level oven and grill, inset hob with extractor above, and an inset stainless steel and drainer. The kitchen also opens to the added utility room, providing further appliance space, and a door to the rear garden.

Upstairs the landing opens to all four bedrooms, with the master boasting an en-suite shower room, plus a built in double and single wardrobe. There is also a family bathroom comprising a bath with shower attached.

The rear garden is predominantly laid to lawn, with a patio area. There is a side gate for access from the driveway, plus a personal door in to the garage.

Viewings are by appointment, please contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Lounge - 19' 9" x 11' 2"

Conservatory - 14' 10" x 9' 6"

Study - 11' 2" x 8' 10"

Kitchen - 11' 1" x 10' 8"

Utility - 9' 6" x 8' 5"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 11' 5" x 10' 4"

Bedroom 2 - 11' 2" x 9' 6"

Bedroom 3 - 10' x 7' 11"

Bedroom 4 - 9' 5" x 7'

Bathroom - 6' 5" x 5' 11"

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.

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

Tel: 01842 818282

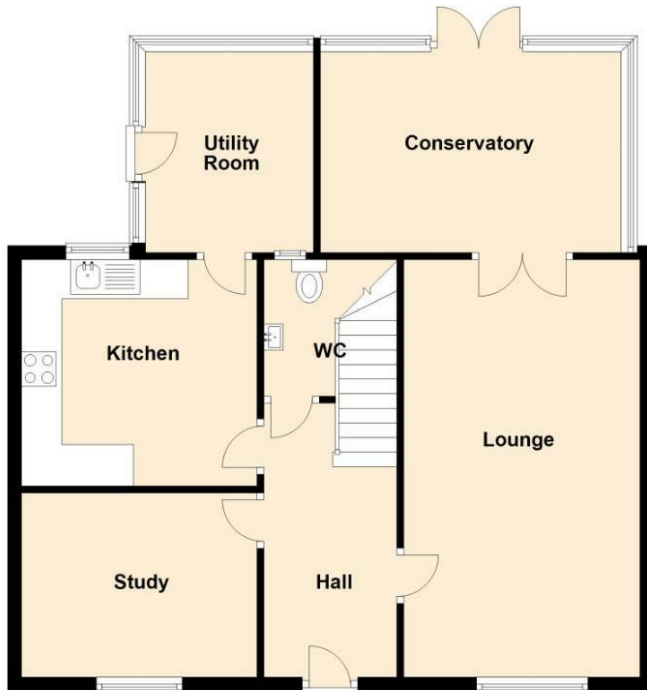
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





**Ground Floor**

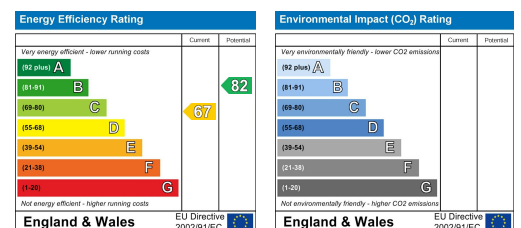


**First Floor**



## 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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