



Angerstein Close

Weeting, IP27

Price £240,000

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Description

Molyneux estate agents are excited to offer this superbly presented detached bungalow found within a prime position in the sought after village of Weeting. The bungalow boasts an oil fired central heating system, with the boiler recently installed in 2021, plus sealed unit UPVC windows throughout.

The accommodation is accessed via a welcoming entrance hall, where there are two built in storage cupboards, plus doors to the lounge, kitchen, both bedrooms and the shower room. The kitchen in turn leads to the garden room, which is a fantastic addition to the home, with French doors opening out to the rear garden.

The lounge is found to the front of the home, with a window to the front aspect, plus a wood-burner found within the chimney breast. The kitchen includes a range of wall and base units with worktop over, plus an inset sink and drainer. There is a built in oven with hob and extractor fitted over, as well as space for a washing machine and fridge/ freezer. There is a window over the sink looking over the rear garden, plus the door to the garden room as mentioned. The garden room is a spacious additional reception room, ideal for a dining table and chairs.

There are two double rooms, the largest of the two has a window to the rear, whilst the second bedroom has a window to the side aspect. The shower room is a modern suite comprising a walk in shower, W.C, wash hand basin and radiator, plus a window to the front aspect.

The bungalow occupies a generous plot, with the front garden shingled for ease of maintenance, plus an adjacent concrete driveway proving ample off street parking. The driveway leads to the brick built garage, which has a metal up and over front door, power connected, and a personal door opening to the rear garden. There is also a side gate for access from the driveway to the rear garden.

The rear garden is predominantly laid to lawn and has both a timber Summer House and garden shed. The garden also enjoys field views to the rear.

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

Measurements

Entrance Hall

Lounge - 16' 4" x 11' 11" max

Kitchen - 10' 5" x 10' 1"

Garden Room - 13' 6" x 11' 4"

Bedroom 1 - 13' 2" x 9' 8" plus door recess

Bedroom 2 - 10' 5" x 9' 7"

Shower Room - 6' 9" x 5' 6"

Council Tax Band - B

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.



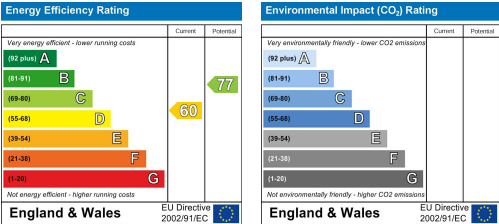


Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

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



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