



Wentworth Close

Weeting, IP27

Price £325,000

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Description

This modern EXTENDED CHALET is available with NO ONWARD CHAIN and located on the Norfolk/ Suffolk border. The house offers SPACIOUS and VERSATILE accommodation and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel.

Downstairs the house comprises a welcoming entrance hall which includes ample space to remove coats and shoes in addition to a downstairs shower room with a W.C, wash hand basin and shower cubicle. There is a generous sized lounge and an impressive extended kitchen/ dining/ family room which offers a range of wall and base level units, 1.5 bowl sink and drainer, integrated cooker, electric hob and extractor hood over plus an attractive wood burning stove. There are French doors to the rear and side which lead out to the garden in addition to four skylight windows allowing natural light to flood this commodious living space.

There is also a useful utility room which includes additional wall and base level units plus space for a washing machine, tumble drier and fridge freezer. The downstairs accommodation is concluded by two double bedrooms.

Stairs lead to a bright first floor landing which includes a loft access hatch plus access to the two largest bedrooms, one of which includes a built in wardrobe and airing cupboard housing the hot water cylinder. There is a contemporary family bathroom with a walk in shower cubicle, bath, W.C and wash hand basin. There is also another skylight window which has been recently replaced.

Outside the property is approached by a shingled driveway which provides ample off street parking in front of a detached garage. There is a side access gate leading into the rear garden which is predominantly laid to lawn and includes a patio area for seating/ entertaining. The property is served by an oil fired central heating system and the oil tank and boiler are both located outside. It is also worth noting there is a

personal door providing access from the garden into the garage for convenience.

Measurements

Entrance Hall - 12'10" max x 8'10" max

Downstairs Shower Room - 8'8" max x 6'3" max

Lounge - 18'4" x 10'7"

Kitchen/ Dining Room - 25'00" max x 17'9" max

Utility Room - 10'4" max x 8'9" max

First Floor Bedroom - 18'4" max x 10'7" max

First Floor Bedroom - 14'10" max x 9'3" max

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

Downstairs Bedroom - 9'9" x 9'3"

Downstairs Bedroom - 9'2" x 8'2"

Agents Note

There are Tree Preservation Order(s) in place within the property boundary.

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.

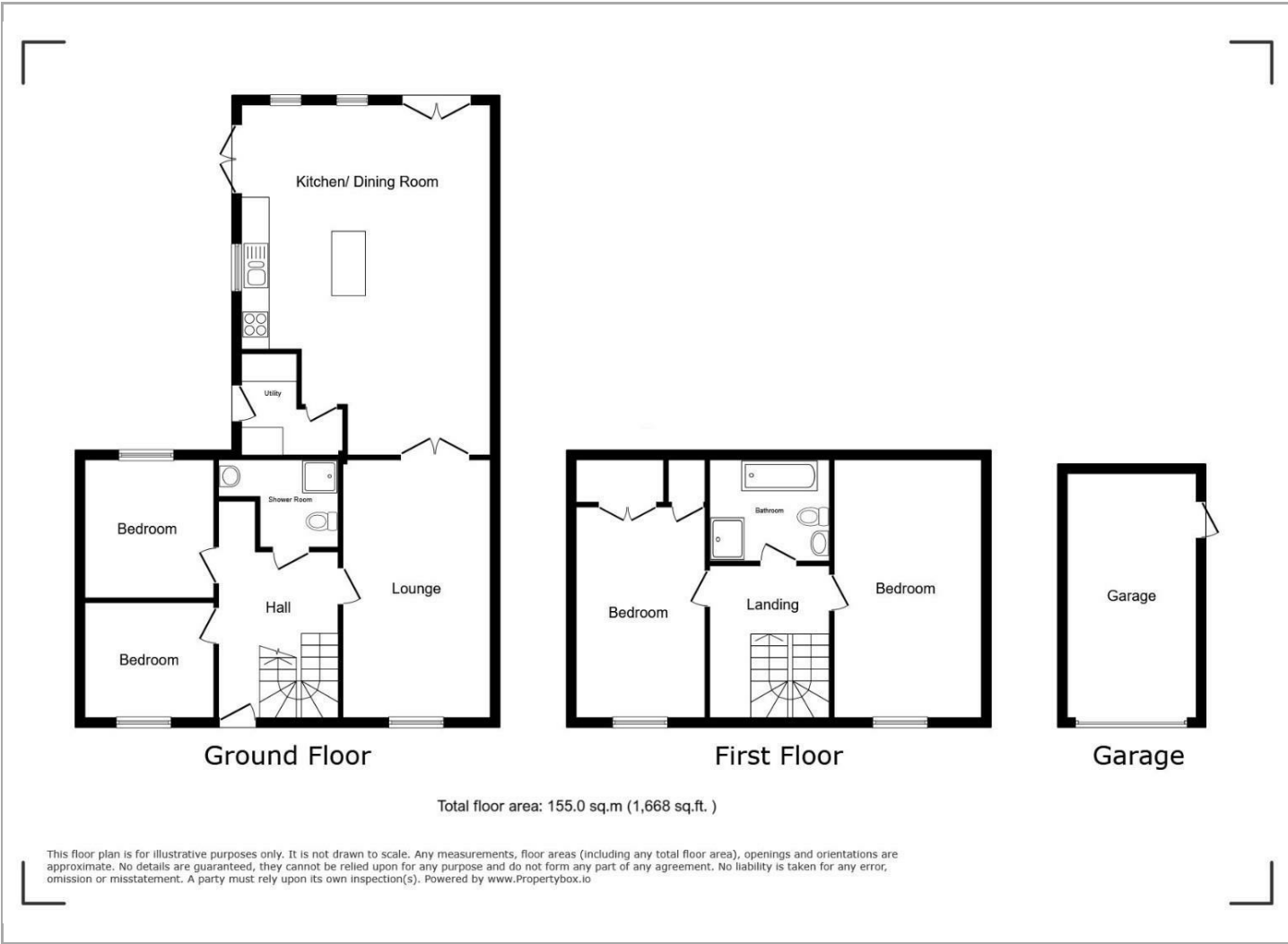
Tel: 01842 818282

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.

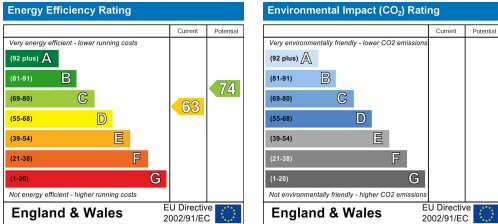
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.