



Castle Close

Brandon, IP27

Guide price £200,000



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Description

This deceptively spacious semi-detached bungalow enjoys a semi-rural location within the sought-after Norfolk Village of Weeting and offers an exciting opportunity to acquire a well presented home with well proportioned accommodation in addition to a contemporary kitchen and shower room.

Upon entering the bungalow you will find a welcoming entrance porch with ample space to remove coats and shoes as well as a door leading into the lounge at the front of the bungalow. There is a modern, fully fitted kitchen at the rear which extends to over 22ft and offers a range of wall and base level units, 1.5 bowl stainless steel sink as well as ample space for a range style cooker, with an extractor hood fitted over, and a washing machine.

The kitchen door opens into a conservatory, with impressive bifolding doors overlooking the rear garden.

The bungalow boasts three well-proportioned double bedrooms, two of which incorporate useful dressing room space, and the internal accommodation is concluded by a recently updated shower room which comprises W.C, wash hand basin, walk in shower cubicle and a heated towel rail.

Outside the bungalow includes a garage, plus a driveway off street parking space immediately in front. There is a fully enclosed rear garden which is home to the external oil boiler as well as a timber Summerhouse, two glass greenhouses, a patio and decking areas for seating/ entertaining plus a small lawn area.

Measurements

Entrance Porch - 5'1" x 4'10"

Lounge - 15'00" x 11'11"

Kitchen - 22'2" max x 7'1" max

Conservatory - 9'6" x 7'7"

Bedroom - 12'3" x 8'2", plus Dressing Area - 8'11" max (narrowing to 2'11 min) x 8'11" max (narrowing to 4'2" min)

Bedroom - 12'3" x 7'2", plus Dressing Area - 8'11" x 6'11"

Bedroom - 12'2" max x 8'11" max

Shower Room - 10'4" x 5'4"

Agents Note

Council Tax Band - Breckland, A.

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.

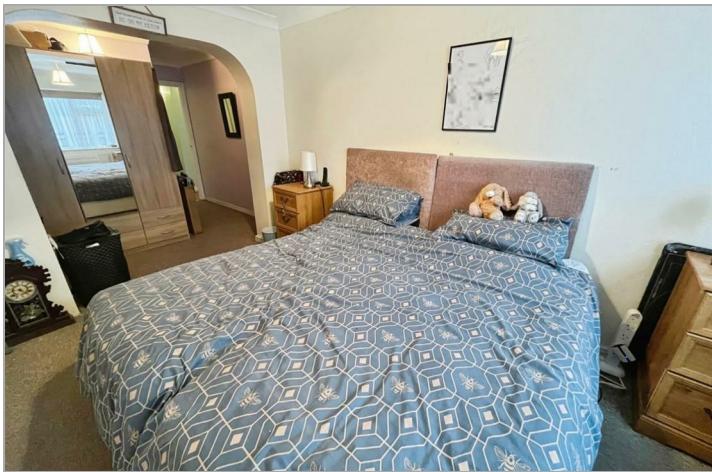
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

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.

Tel: 01842 818282





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

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