



**Peppers Close, Weeting, Brandon, IP27 0PU**

**welcome to**

## **Peppers Close, Weeting, Brandon**

EXCELLENT FIELD VIEWS TO THE FRONT! Don't miss out on this detached home found within the family friendly village of Weeting! With approximately 110sqm of accommodation that provides THREE BEDROOMS & two reception rooms, plus a feature WOODBURNER. Call now to book a viewing!

### **Summary**

If you're looking for a family home within a pleasant village location to raise a young family, then look no further! Weeting is a small village just outside of Brandon which has good train connections to Ely, Cambridge and Norwich.

The village itself consists of two local convenience stores, primary school, petrol station and fish and chip shop! There's also a village park for the family to enjoy and nice walks towards the Heritage Site of Weeting Castle.

The property itself enjoys field views to the front which is hard to miss and this view can be enjoyed from the comfort of your own living room! Driveway parking provides plenty of space for multiple vehicles. Inside, you have a 'circular' flow to the ground floor where the dining area can also be used as a snug room with the feature woodburner.

The first floor has two spacious bedrooms with access to WC and the third double bedroom is situated on the ground floor.

Outside, you have garage which houses the boiler, plenty of parking and a garden that is essentially a blank canvas!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front.

#### **Living Room**

17' 6" x 10' 11" ( 5.33m x 3.33m )

With dual aspect windows to both the front and side and radiator.

#### **Snug / Dining Room**

17' 11" max. x 11' 3" max. ( 5.46m max. x 3.43m max. )

With feature woodburner, understairs storage cupboard, dual aspect windows to both the side and rear and stairs to first floor landing.

#### **Kitchen**

10' 7" x 11' 11" ( 3.23m x 3.63m )

With a range of wall and base units with worktop over, range cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer and door and window to side.

#### **Ground Floor Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and heated towel rail.

#### **Bedroom One**

11' 11" x 10' 11" ( 3.63m x 3.33m )

With window to rear and radiator.

#### **First Floor Landing**

With two windows to side.

#### **Bedroom Two**

13' 4" x 8' 5" min. ( 4.06m x 2.57m min. )

With eaves storage space, walk-in wardrobe, window to side and radiator.





### **Bedroom Three**

8' 4" x 13' 5" max. ( 2.54m x 4.09m max. )

With cupboard, dual aspect windows to both the front and side and radiator.

### **Upstairs W.C**

With W.C and wash hand basin with mixer tap over.

### **Outside**

#### **Front Garden**

To the front of the property is a garden which is largely lawned and has a driveway, offering both off road parking space and access to:

#### **Garage**

#### **Rear Garden**

To the rear of the property is a further lawned garden with a personal door to the garage and a door to the walkway, leading to the kitchen.



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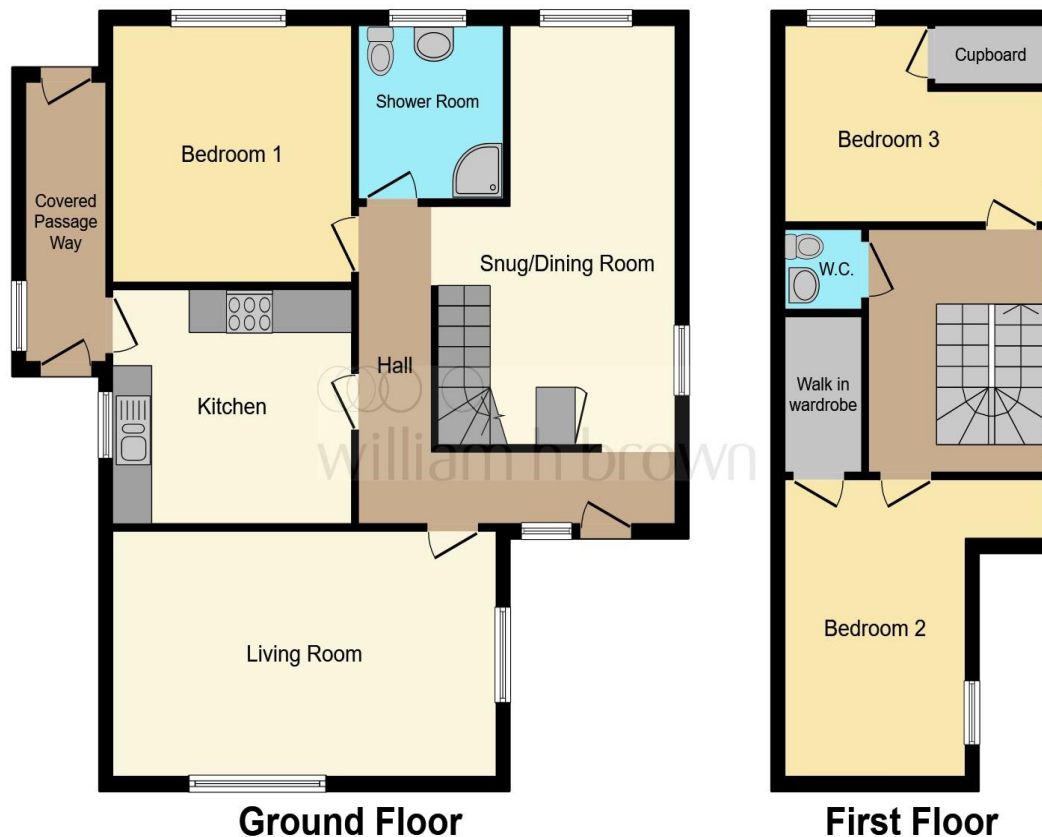
welcome to

## Peppers Close, Weeting, Brandon

- Detached Chalet Style Home
- Flexible Three Bedrooms
- Two Reception Rooms, 17'6 Living Room
- Snug / Dining Room featuring Woodburner and Under Stairs Cupboard
- Garage and Ample Off Road Parking
- Front & Rear Gardens
- Field Views to the Front

Tenure: Freehold EPC Rating: E

**£295,000**



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