



Cromwell Road, Weeting, Brandon, IP27 0QT

welcome to

Cromwell Road, Weeting, Brandon

A carefully thought out & extended detached bungalow in the hugely sought after village of Weeting! Boasting three double bedrooms, en-suite, guest W.C and family bathroom, a gorgeous open-plan kitchen/family room with bi-folding doors and an enviable plot with planning for double garage! CHAIN FREE.

Summary

Tucked away down a quiet yet popular residential street, this three bedroom bungalow has been carefully thought out and extended to create a perfect family home with plenty of space! Being a village right on the Norfolk/Suffolk border and offering a range of local amenities right on the doorstep, including a pub, shop, petrol station and various sports clubs, Weeting is in a great location! And, with being just a short commute away from the market town of Brandon, where you will find further amenities, such as further independent shops and supermarkets, you'll easily be able to access everything you need.

Sitting on an enviable plot, the gardens of this home truly are spectacular and offer plenty of space! Inside, the accommodation is light, bright and spacious! A welcoming entrance hall, with plenty of built in storage, leads you on to three double bedrooms, with an en-suite to the master, a handy guest W.C, family bathroom, a stunning family room with a lovely set of bi-folding doors which allows the space to really be opened up to create a lovely space to entertain and a modern kitchen with a range of high-spec integrated appliances, making this a truly wonderful family home!

VIEWING IS ESSENTIAL!

The Accommodation

Entrance door to:

Entrance Hall

With double glazed door to front, storage cupboard with space and plumbing for washing machine, access to the loft space and underfloor heating.

Guest W.C

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

Kitchen / Family Room

31' 9" max. x 25' 1" (9.68m max. x 7.65m)

With double glazed door to side, double glazed window to rear, double glazed bi-folding doors to rear, double glazed skylight, TV point, a range of units at wall and base level with worktop over, integrated dishwasher, sink unit with stainless steel mixer tap over, induction hob with extractor hood over, raised electric oven, integrated wine cooler and underfloor heating.

Bedroom One

14' 9" x 10' 4" (4.50m x 3.15m)

With TV point, double glazed window to front and radiator.

En-Suite

With W.C, wash hand basin with stainless steel mixer tap over, shower cubicle with stainless steel shower attachment over, double glazed window to side and heated towel rail.

Bedroom Two

12' 5" x 10' 4" (3.78m x 3.15m)

With double glazed window to side and radiator.





Bedroom Three

12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed window to front and radiator.

Bathroom

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with stainless steel mains shower attachment and mixer taps over, double glazed window to side and heated towel rail.

Outside

Front Garden

To the front of the property is a low maintenance shingled front garden.

Rear Garden

To the rear of the property is an enclosed garden which is largely laid to lawn with a paved patio area and garden shed. In total, the plot is circa 1/4 acre (stms).

Further beyond the garden, there is an expansive plot which has planning granted for a double garage which could also provide potential for an annexe in the future!

Agents Note

The site plan is not an official Land Registry copy. It is purely for an indication of plot size and illustration only.



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Cromwell Road, Weeting, Brandon

- Spacious Detached Bungalow
- Three Double Bedrooms
- En-Suite, Guest W.C and Family Bathroom
- Gorgeous Family Room Extension with Bi-Fold Doors
- Great Sized Plot of Just Under 1/4Acre (STMS)
- A Great Family Home in Lovely Village Location
- Modern Kitchen with Integrated Appliances
- Planning for Double Garage & Potential Annexe

Tenure: Freehold EPC Rating: D

£435,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed towards the level crossing and bear left onto Brandon Road and into the village of Weeting. Follow the road round onto Park View and take a right onto All Saints. Proceed and take a left, staying on All Saints and continue onto Hereward Way. This then leads onto Cromwell Road and here you will find the property on the left hand side, clearly indicated by a William H Brown For Sale board.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
BRD109922 - 0001

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