



Saxon Place, Weeting, Brandon, IP27 0QP

welcome to

Saxon Place, Weeting, Brandon

OPEN HOUSE - BY APPOINTMENT ONLY. Set CENTRALLY within the popular village of Weeting and sold with NO CHAIN, this well kept home MUST BE VIEWED. Most IMPRESSIVE of all, is the well proportioned, private garden which can also be enjoyed from within the CONSERVATORY.

Summary

Nestled close to the centre of the sought after village of Weeting, you will find this three bedroom detached bungalow. With a range of local amenities right on the doorstep, including a pub, shop, petrol station and Weeting Castle which offers lovely scenic walks, there is plenty to see and do! You can benefit from all of those whilst being just a short commute away from the market town of Brandon, where you will find further amenities, such as further independent shops, supermarkets and a main train line with direct links to Cambridge and Norwich.

Sitting back from the road and with a sizable front garden, garage and driveway for plenty of off road parking, the benefits to this home start straight away! Inside, the accommodation would benefit from some modernisation but offers ample scope to really put your own stamp on the space and make it your own!

An inviting entrance hall leads you into a spacious, open-plan living/dining room, which leads on to a well-equipped family kitchen and conservatory, which provides stunning views of the rear garden, creating what is truly the beating heart of this home and a great space to entertain family and friends throughout the year.

Deeper into the bungalow, you'll find three good sized bedrooms, with two having a range of fitted wardrobes for storage, and an accessible shower room.

To the rear, the garden is sure to impress! Being extremely well maintained by the current owner, there is a huge amount of space here!

The Accommodation

Storm porch and entrance door to:

Entrance Hall

With door to front, access to the loft space and radiator.

Living Room

19' 4" x 13' 7" (5.89m x 4.14m)

With dual aspect windows to both the front and side and two radiators.

Dining Room

9' 4" x 9' 5" (2.84m x 2.87m)

With radiator and sliding door to:

Kitchen

9' 5" x 11' 1" (2.87m x 3.38m)

With a range of wall and base units with work surface over, sink unit with mixer tap over, space and point for electric cooker, integrated dishwasher, door to Conservatory, window to rear and radiator.

Conservatory

15' 4" max. x 13' 3" (4.67m max. x 4.04m)

Being of brick and UPVC construction, with radiator and door to rear garden.

Bedroom One

10' 10" x 10' 1" (3.30m x 3.07m)

With built in double wardrobes, window to front and radiator.

Bedroom Two

10' 11" max. x 9' 5" (3.33m max. x 2.87m)

With a range of fitted units, window to front and radiator.





Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

With built in wardrobes, window to front and radiator.

Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to front and radiator.

Outside

To the rear of the property is an enclosed rear garden which is well established and well tended.



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Saxon Place, Weeting, Brandon

- Beautifully Presented Home
- Delightful and Much Loved Garden
- Three Bedrooms & Shower Room
- Two Reception Rooms
- Conservatory/Sun Room Overlooking Garden
- Garage & Off Road Parking
- Oil Fired Heating
- Chain Free Sale

Tenure: Freehold EPC Rating: Awaiting

£340,000

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 then onto Lynn Road. Take a right onto Saxon Place and you will find the property on the right hand side, clearly indicated by a William H Brown For Sale board.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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