



Saxon Place, Weeting, Brandon, IP27 0QP

welcome to

Saxon Place, Weeting, Brandon

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.



check out more properties at williamhbrown.co.uk



welcome to

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: Awaited

£325,000

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

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110361 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk

