



**Angerstein Close, Weeting, Brandon, IP27 0RL**

**welcome to**

## **Angerstein Close, Weeting, Brandon**

Spacious semi-detached bungalow in sought-after Weeting! With two bedrooms, kitchen, dining room, modern shower room, living room extension with bi-fold doors to the rear, carport & generous garden-viewing essential!

### **Summary**

A well-presented semi-detached bungalow in the popular Norfolk village of Weeting, perfectly positioned on the Norfolk/Suffolk border with easy access to the market town of Brandon. With local amenities nearby and a welcoming community feel, Weeting is a fantastic place for all age groups to call home.

Sitting on a generous plot, the property boasts a front garden, driveway, and a carport, providing sheltered off-road parking-offering great practicality from the outset. Having been lovingly maintained by the current owner, the accommodation is spacious and well-balanced, featuring two good-sized bedrooms, a well-equipped kitchen, a separate dining room, and a modern shower room.

At the heart of this home is the stunning living room extension, where bi-folding doors seamlessly connect the indoors with the outside, creating a bright and airy space, perfect for relaxing and entertaining.

To the rear, the lengthy garden offers fantastic potential-whether you choose to landscape to your taste or enjoy it as it is, the possibilities are endless!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, built in airing cupboard, further built in storage cupboard, access to the loft space and radiator.

#### **Living Room**

13' 3" x 17' 9" ( 4.04m x 5.41m )

With four skylights, door to side, bi-folding doors leading out to the rear garden and radiator.

#### **Dining Room**

12' x 9' 10" ( 3.66m x 3.00m )

#### **Kitchen**

8' 10" x 10' 10" into door. ( 2.69m x 3.30m into door. )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, electric hob and oven, window to rear and door to rear.

#### **Bedroom One**

15' 10" x 10' 9" ( 4.83m x 3.28m )

With fitted units, window to front and radiator.

#### **Bedroom Two**

7' 10" max. x 9' 3" max. ( 2.39m max. x 2.82m max. )

With window to front and radiator.

#### **Shower Room**

With W.C, wash hand basin with a vanity unit below and taps over, shower cubicle with shower attachment over and radiator.







## Outside

### Front Garden

To the front of the property, there is a garden which is largely laid to lawn with a concrete driveway, providing plenty of off road parking space and access to:

### Car Port

For further, sheltered off road parking.

### Rear Garden

To the rear, the lengthy garden is largely laid to lawn with an external oil tank and a range of veg/shrub/floral beds throughout.



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## **Angerstein Close, Weeting, Brandon**

- Well Presented Semi-Detached Bungalow in Popular Weeting
- Easy Access to Local Amenities & the Market Town of Brandon
- Generous Plot with Front Garden, Driveway & Car Port
- Two Good Sized Bedrooms
- Well Equipped Kitchen and Separate Dining Room
- Stunning Living Room Extension with Bi-Folding Doors
- Modern Shower Room
- Lengthy Rear Garden with Great Potential

Tenure: Freehold

Offers in Excess of

**£230,000**



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](http://www.focalagent.com)

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