



**CROMWELL CLOSE**

WEETING, BRANDON, IP27 0RW

**£450,000**

FREEHOLD

**Chilterns**



# CROMWELL CLOSE

WEETING, BRANDON, IP27 0RW

Chilterns

A unique opportunity to purchase this spacious detached bungalow residence offering well presented versatile accommodation and occupying a large established plot extending to approximately a fifth of an acre (subject to survey). With extensive accommodation throughout, energy saving benefits and a lovely location in the village, early viewings are recommended.

Occupying a pleasant position within a small cul-de-sac, this spacious detached bungalow residence occupies a good sized plot extending to approximately 0.20 acre (subject to survey) and offers comfortable and versatile accommodation throughout.

This well presented home has been extended and now boasts a lovely principal bedroom with built in wardrobes and en suite shower room off. A particular feature of this room is its aspect onto the rear garden with patio doors onto a timber deck. In addition to this large bedroom there are at least four other rooms that could either all be used as bedroom accommodation or other living space including office, hobbies or play room.

The living room benefits from a cosy wood burning stove and is complimented by the lovely rear conservatory. Situated off the kitchen, this substantial room enjoys lovely view across the well tended rear gardens that enjoy a high degree of privacy.

The property has Upvc double glazing throughout as well as a full oil fired central heating system. There are also air conditioning units located in the lounge, conservatory, principal bedroom and other bedroom. These not only provide cool air for those hot summer days, but also provide heat- a useful secondary heat source.

Conserving energy has never been so important and this property is fitted with twenty seven solar voltaic panels that not only receive a feed in tariff but also store energy within four batteries totalling a capacity of 14kwh.

The sale of this exceptional property offers purchasers an excellent opportunity to purchase a home in a lovely location with delightful gardens and early viewings are recommended.

The bungalow is of timber framed construction with brick elevations under a tiled roof. The more recent rear addition is of cavity brick/block construction under a tiled roof.

Despite the postal address, the village of Weeting is just on the Norfolk side of the county boundary. Within the village is a post office stores, fish & chip shop, primary school, church and a public house. There is a garage, village hall and playing field. The market town of Brandon is approximately 1 mile away with a wider range of shops and other facilities. Thetford is about 8 miles away.

**ENTRANCE HALL** With UPVC sealed unit double glazed entrance door; tiled entranceway, as well as fitted carpet; radiator; recessed LED ceiling lighting; airing cupboard with lagged and insulated copper cylinder and immersion heater; access to loft space.

**LOUNGE** 16' 10" x 10' 11" (5.14m x 3.35m) With archway from hallway; with double aspect UPVC sealed unit double glazed windows with vertical blinds; wall mounted, air-conditioning unit (cool and heat); contemporary wood-burning stove with under stove kindling store; fitted carpet.

**KITCHEN** 19' 0" x 9' 1" (5.81m x 2.77m) Fitted range of oak fronted wall and floor cupboard units with work services over incorporating single drainer one and a half bowl composite sink unit with mixer tap; built-in Hotpoint electric oven with space for a microwave above; built-in ceramic hob with extractor hood over; ceramic splash tiling; plumbing for dishwasher; recessed LED ceiling lighting; UPVC sealed unit double glazed window; cupboard, housing Myson oil fired boiler (serving central heating and domestic water); ceramic tiled floor. The kitchen extends with further work surfaces and cupboards below; plumbing for automatic washing machine and vent for tumble dryer; radiator; ceiling fan/light fitting; ceramic tiled floor; UPVC sealed unit double glazed door to outside and Veranda; UPVC sealed unit double glazed French doors leading to:









**CONSERVATORY** 19' 11" x 15' 0" (6.08m x 4.59m) Of part brick construction with UPVC sealed unit double glazed windows and French doors leading to garden, vertical blinds. Polycarbonate roof with ceiling fan/light fitting; radiator; air-conditioning unit (cool and heat); laminate flooring.

**BEDROOM (FRONT)** 10' 8" x 9' 8" (3.27m x 2.96m) Radiator, UPVC double glazed window to front aspect with vertical blinds; range of fitted bedroom furniture including wardrobes, over bed storage and drawer units; engineered Oak floor.

**BEDROOM (SIDE)** 13' 0" x 10' 9" (3.97m x 3.28m) Radiator, UPVC unit double glazed window to side aspect with vertical blinds; range of fitted bedroom furniture, including wardrobes, over bed storage cupboards and bedside cabinets; laminate flooring.

**BEDROOM/OFFICE** 12' 0" x 9' 3" (3.67m x 2.82m) Radiator; UPVC unit double glazed window to side aspect with vertical blinds; vanity wash basin with cupboards under; laminate flooring.

#### REAR HALLWAY

**BATHROOM** 5' 6" x 9' 7" (1.68m x 2.94m) Shower bath with plumbed-in and fully pumped power shower over, rail and curtain; pedestal wash basin and W.C; shaver socket; part tiled walls; chrome heated towel rail; UPVC sealed unit double glazed window; ceramic tiled floor.

**BEDROOM** 6' 10" x 7' 5" (2.09m x 2.27m) Radiator, UPVC sealed unit double glazed window with vertical blinds; fitted carpet.

**PRINCIPAL BEDROOM ONE** 15' 1" x 12' 5" (4.61m x 3.80m) Radiator; air-conditioning unit (cool and heat); two built-in double wardrobe cupboards with hanging robes and shelving; fitted carpet; sealed unit double glazed aluminium framed sliding patio doors leading to decked terrace and rear garden.

**ENSUITE SHOWER ROOM** 6' 9" x 4' 2" (2.06m x 1.28m) Tiled shower cubicle with electric shower and sliding glass screens; pedestal wash basin and W.C; UPVC sealed unit double glazed window with roller blind; chrome heated towel rail; ceramic tiled floor.









## OUTSIDE

The property lies at the end of the cul-de-sac. There is a lawned area to the front as well as various shrubs and bushes. A concrete driveway provides good parking and leads to the:-

## BRICK AND TILED GARAGE

19' 4" x 9' 6" (5.90m x 2.90m) With up and over door; side door to rear garden; light and power; The batteries, inverters and control panel are located within the garage.

## LEAN-TO BRICK BLOCK AND TIMBER STORE

4' 11" x 9' 10" (1.50m x 3.0m) The gardens extend to approximately 0.20 acre (subject to survey), the majority of garden ground lying to the rear. The rear garden is completely enclosed, the rear boundary being formed by 6ft panelled fencing with some established Beech hedging and a gate that leads directly onto the lane behind. The eastern boundary is bounded by a mature conifer hedge and the western boundary includes plastic fence panels and mature ornamental and specimen evergreen trees. There are also a selection of fruit trees including Cherry, Plum and peach as well as Apricot. There is also a Walnut tree and Crab Apple.

These gardens are predominantly lawned and there is a timber deck off the principal bedroom as well as a verandah with deck to the side. To the other side of the bungalow is a fruit cage with a selection of fruit canes including Dessert Gooseberry, blackberry, redcurrant, raspberry and Honeyberry

## SERVICES

Mains water and electricity is connected. Mains Drainage. Oil fired central heating to radiators. Air conditioning Units (Cool & Heat) as listed above.

## SOLAR VOLTAIC PANELS

The large solar array fitted to the roof is wholly owned and supplies the bungalow's current owner's electricity needs with a considerable surplus which attracts generous payments from the electricity company for the surplus exports.

**ENERGY PERFORMANCE RATING (EPC)** Band D

**COUNCIL TAX BAND** Band D

**TENURE** Freehold











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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