



**OLIVER COURT**

WEETING, BRANDON, SUFFOLK, IP27 0RN

**£315,000**

FREEHOLD

**Chilterns**



# OLIVER COURT

WEETING, BRANDON, SUFFOLK, IP27 0RN

Chilterns

Having undergone a programme of refurbishment and extension, this immaculate four bedroom detached chalet style property boasts quality fixtures and fittings throughout as well as offer flexible and well laid out accommodation. Viewings are highly recommended to fully appreciate the accommodation on offer.

An exceptionally well presented and extended detached chalet style property which has recently undergone an extensive programme of refurbishment.

Originally constructed as a three bedroom, the current owners have carefully and thoughtfully extended the property to now offer flexible and well laid out accommodation. Now offering a spacious lounge as well as a well fitted kitchen with range of integrated appliances which is further complimented by the separate utility room. There are two bedrooms to the ground floor in addition to two first floor bedrooms with the principal bedroom benefiting from an en-suite shower room. There is also a family bathroom suite to the first floor.

Further benefits include oak internal doors, newly fitted flooring throughout, oil fired central heating, Upvc double glazing throughout as well as enclosed rear garden and plentiful parking to the front.

Boasting quality fixtures and fittings throughout this is a property that should be high on your viewing list.







## SITUATION & LOCATION

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.

## ENTRANCE HALL

With composite entrance door, laminate flooring, staircase to first floor with under stairs storage cupboard, radiator.

## CLOAKROOM

5' 3" x 3' 5" (1.61m x 1.05m) With W.C, wash hand basin with vanity storage beneath, heated towel rail.

## KITCHEN/DINER

10' 9" x 18' 4" (3.29m x 5.60m) Newly fitted kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit, built-in electric oven and hob, integrated fridge/freezer, integrated dishwasher, radiator, dual aspect UPVC double glazed windows.

## LOUNGE

9' 3" x 17' 6" (2.84m x 5.35m) LVT flooring, radiator, UPVC double glazed window and UPVC double glazed French doors opening onto rear garden.

## UTILITY ROOM

8' 9" x 9' 5" (2.68m x 2.88m) Range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit, plumbing for automatic washing machine, radiator; UPVC double glazed French doors opening onto rear garden.







### **BEDROOM**

9' 4" x 9' 9" (2.85m x 2.99m) Fitted carpet, radiator, UPVC double glazed window.

### **BEDROOM**

9' 3" x 8' 2" (2.83m x 2.51m) Fitted carpet, radiator, UPVC double glazed window.

### **STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR**

**LANDING** Fitted carpet, storage cupboard.

### **BEDROOM**

10' 7" x 13' 1" (3.23m x 4.01m) Fitted carpet, radiator, UPVC double glazed window.

### **EN-SUITE**

10' 5" x 4' 10" (3.19m x 1.49m) Comprising of shower cubicle with plumbed in shower, W.C, wash hand basin with vanity storage beneath, heated towel rail.

### **BEDROOM**

9' 4" x 14' 10" (2.87m x 4.54m) Fitted carpet, radiator, built-in double wardrobe cupboard and single wardrobe cupboard, radiator, UPVC double glazed window.

### **BATHROOM**

8' 10" x 8' 9" (2.70m x 2.68m) Comprising of bath with plumbed in shower over, W.C, wash hand basin with vanity storage, radiator, Velux window.

### **OUTSIDE**

The front garden is laid to shingle for ease of maintenance and provides parking for a number of vehicles. There is side access to the rear garden which is chiefly laid to lawn with borders containing a variety of shrubs and plants. Within the rear garden is the external oil fired boiler and oil tank.

**SERVICES** Mains water, drainage and electric.  
Oil fired central heating.

**COUNCIL TAX** Band C

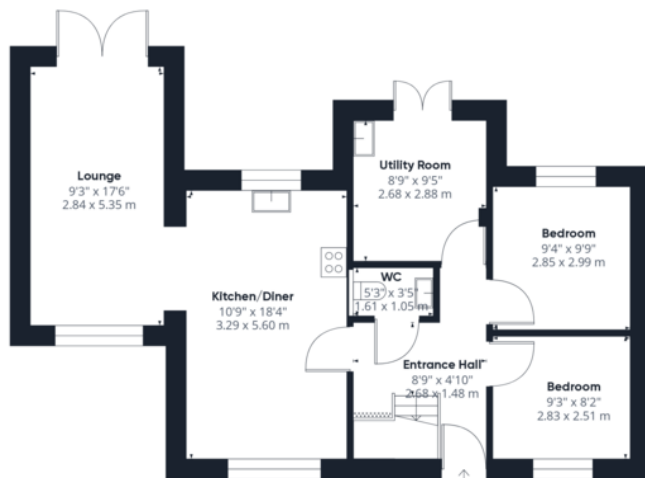
**EPC RATING** Band C



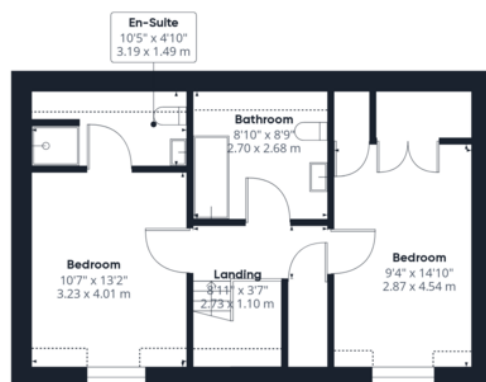








Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

1207.81 ft<sup>2</sup>

112.21 m<sup>2</sup>

**Reduced headroom**

36.67 ft<sup>2</sup>

3.41 m<sup>2</sup>

(1) Excluding balconies and terraces

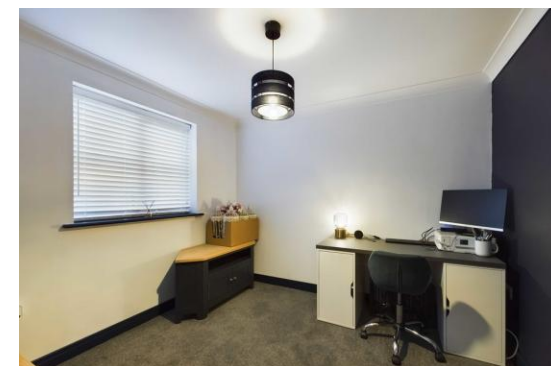
**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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