



**CROMWELL CLOSE**

WEETING, BRANDON, IP27 0RW

**£325,000**

FREEHOLD

**Chilterns**



# CROMWELL CLOSE

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Chilterns

A nicely presented three bedroom detached bungalow occupying a corner plot in this small close in Weeting. Rare opportunity to purchase a bungalow with a double and single brick and tiled garage and now available Chain Free. Early viewings are recommended.

This attractive detached three bedroom bungalow residence is situated in a small cul de sac within the much sought after village of Weeting. The bungalow is well presented throughout and offers good sized comfortable accommodation, having recently been decorated with new carpets laid to the hall, lounge and two of the bedrooms. The bungalow benefits from Upvc double glazing throughout and oil fired central heating.

Enjoying a corner plot location, there is a long driveway at the side as well as the rare benefit of both a single garage and attached double garage, both of brick and tiled construction, ideal for purchasers seeking additional garaging for vehicles, classic vehicles or motorcycles. Alternatively, these garages lend themselves to conversion to create a home office, Gym etc (subject to the usual planning consents).

The sale of this comfortable property represents a lovely opportunity to those purchasers seeking a home with additional garaging or good outside storage and early viewings are recommended.









## 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 4' 11" x 9' 0" (1.

50m x 2.76m) With UPVC sealed unit double glazed entrance door; airing cupboard with Mega Flow pressurised cylinder and immersion heater; radiator; access to loft space; fitted carpet.

## KITCHEN/BREAKFAST ROOM

19' 2" x 9' 1" (5.86m x 2.77m) Well fitted with range of matching wall and floor cupboard units with work surfaces over incorporating butler sink with mixer tap, integrated electric double oven and ceramic hob with extractor over, plumbing for washing machine and space for tumble dryer; ceramic splash tiling; UPVC sealed unit double glazed window with roller blind; radiator; space for fridge freezer; larger cupboard with shelving; cushion flooring; part glazed softwood framed door to outside.

## BEDROOM ONE

13' 0" x 10' 8" (3.98m x 3.27m) UPVC sealed unit double glazed window to front aspect; radiator; fitted carpet.

## BEDROOM TWO

12' 1" x 9' 4" (3.69m x 2.86m) UPVC sealed unit double glazed window to front aspect; radiator; fitted carpet.

## BEDROOM THREE

9' 10" x 10' 9" (3.00m x 3.30m) UPVC sealed unit double glazed window to side aspect; radiator; fitted carpet.









### **BATHROOM**

6' 6" x 5' 8" (2.00m x 1.74m) Panelled bath with thermostatically controlled shower over, vanity wash basin, part tiling walls, chrome heated towel rail, UPVC sealed unit double glazed window with roller blind, cushion flooring.

### **SEPARATE WC**

3' 3" x 5' 9" (1.01m x 1.76m) With W.C, UPVC sealed unit double glazed window and radiator.

### **OUTSIDE**

The property occupies a corner plot position with gardens to the front, side and rear. The open plan style front and side garden is mainly lawned. A Tarmac driveway leads down the side of the bungalow and provides parking for a number of vehicles as well as access to the:

### **BRICK & TILED DOUBLE GARAGE**

19' 7" x 15' 8" (5.99m x 4.78m) With electric remote control garage door, light and power, door to side.

### **ATTACHED BRICK & TILED GARAGE**

With up and over door; light and power.

The rear garden is partly enclosed by fencing and lawned with a further shingled parking area as well as a paved patio area and beds and borders containing various shrubs and bushes.

**EPC RATING** TBC

**COUNCIL TAX BAND** C

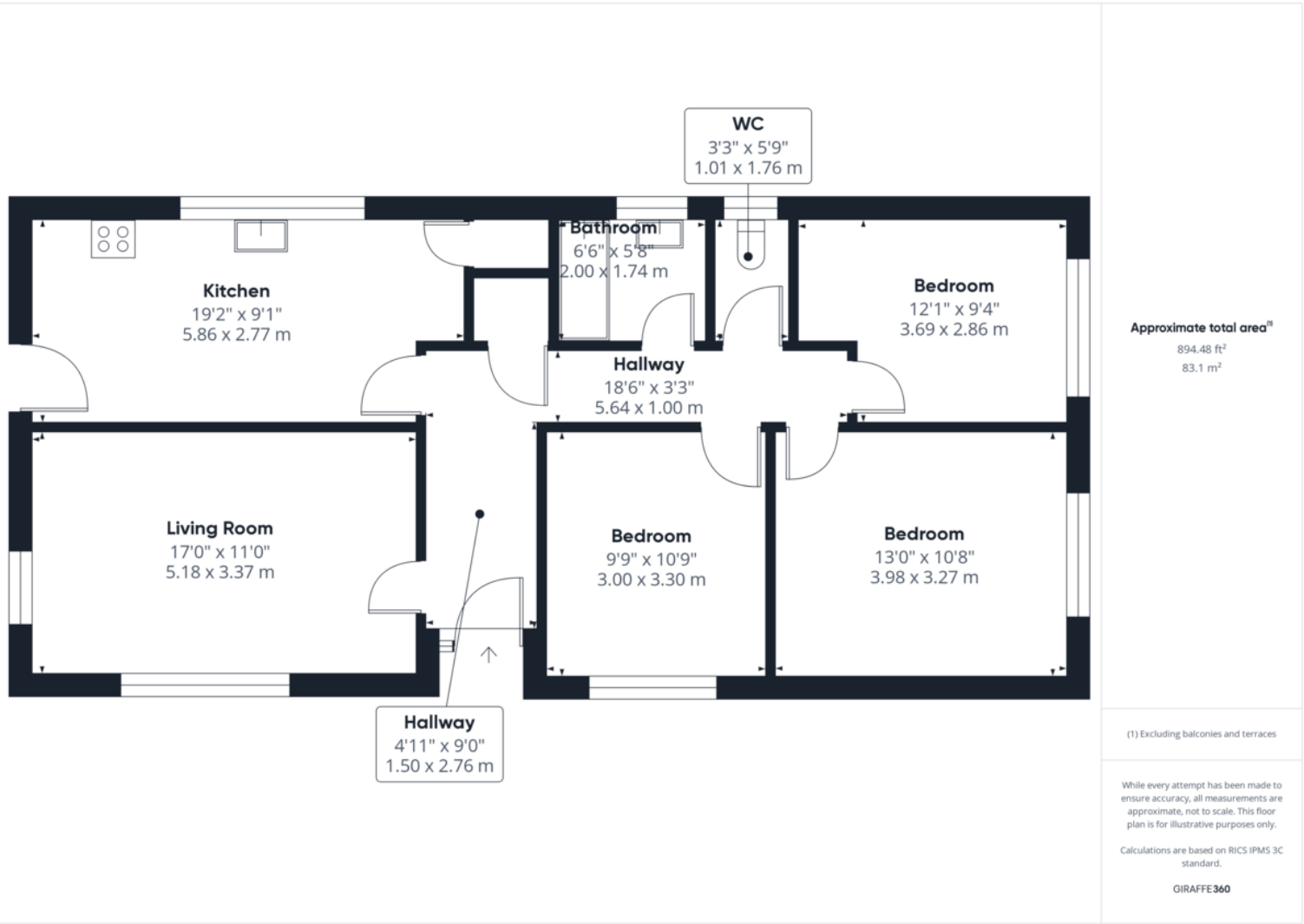
**SERVICES** Mains electric, water and drainage. Oil central heating.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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