



**ST. EDMUND ROAD**

WEETING, IP27 0QZ

**£250,000**

FREEHOLD

**Chilterns**



# ST. EDMUND ROAD

WEETING, IP27 0QZ

Chilterns

An established two bedroom detached bungalow on this popular and sought after development of similar homes within this desirable Norfolk village. Offering good sized accommodation, plentiful parking and enclosed rear garden.

## General

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.







## **SITUATION LOCATION**

A rare opportunity to acquire this established detached bungalow set on a popular development of similar properties within this sought after Norfolk village.

Having been in the same ownership for approximately twenty eight years, the current owners have carried out a number of improvements and alterations and having originally been constructed as a three bedroom, the bungalow is a two double bedroom bungalow with a larger lounge. Further benefits include LPG central heating and Upvc double glazing throughout.

Enjoying a pleasant enclosed garden with plentiful parking to the front.

## **LOUNGE**

Fitted carpet, two radiators, dual aspect UPVC double glazed windows and UPVC double glazed entrance door.

## **INNER HALL**

Fitted carpet.

## **KITCHEN**

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, built in electric oven and hob with extractor hood over, plumbing for automatic washing, plumbing for dishwasher, airing cupboard housing hot water cylinder, larder cupboard, cushion flooring, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.

## **BEDROOM**

Fitted carpet, radiator ,UPVC double glazed window.

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### **SHOWER ROOM**

Comprising of shower cubicle with electric shower, WC, wash hand basin, heated towel rail, fitted carpet, access to loft space, UPVC double glazed window.

### **OUTSIDE**

The front garden is chiefly laid to shingle for ease of maintenance and provides parking for a number of vehicles and leads to the sectional concrete garage. The rear garden is enclosed by fencing and is chiefly laid to lawn with shingled and paved patio areas which are ideal for entertaining. Within the rear garden is the LPG storage canister.

### **SERVICES**

Mains water, drainage and electric.  
LPG heating.

### **EPC RATING**

Awaited.

### **COUNCIL TAX**

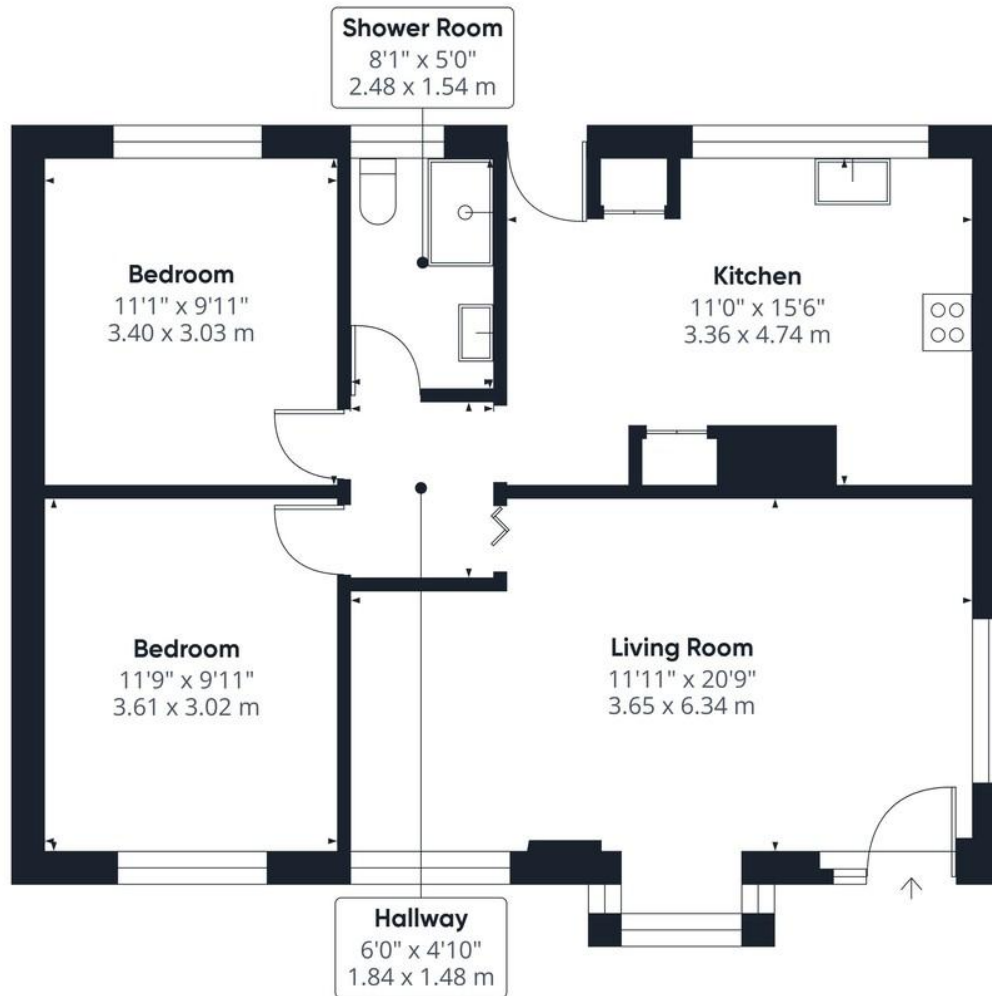
Band B











Approximate total area<sup>(1)</sup>  
723.33 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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



EPC To Follow

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