





This charming 3 double bedroom bungalow in the picturesque village of Wetherden offers a perfect blend of comfort and style in a 0.27 acre plot which is south and west facing. Nestled amidst a beautifully landscaped wrap-around garden, this home boasts a delightful interior with a quaint kitchen featuring a welcoming breakfast bar. The dining room is perfect for family gatherings, and the cozy sitting room showcases a feature fireplace, adding warmth and character. The main bedroom includes an en suite bathroom for added convenience. Additionally, the third bedroom can also be used as an office or study, making it ideal for remote work or accommodating guests and there is ample off-road parking. This inviting property promises a serene and peaceful lifestyle on a no-through road. Call today to book your viewing!

Entrance

Kitchen

13' 0" x 11' 11" (3.96m x 3.63m)

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl stainless steel sink unit and drainer, integral double oven and ceramic hob with extractor over, integral washing machine, fridge/freezer, dishwasher, breakfast bar, spot lights

Hallway

18' 3" x 4' 5" (5.56m x 1.35m)

With radiator

Living Room

14' 1" x 12' 8" (4.29m x 3.86m)

With sliding door to side, open fireplace, radiator

Dining Room

12' 8" x 12' 8" (3.86m x 3.86m)

With fireplace, radiator

Bedroom 1

12' 0" x 10' 10" (3.65m x 3.30m)

With built in mirror front wardrobe, radiator

En-Suite

1' 8" x 5' 11" (0.51m x 1.80m)

With fitted suite comprising shower cubicle, low level W.C, two wash hand basins with cupboards under, radiator

Inner Hallway

Bedroom 2

13' 10" x 8' 4" (4.21m x 2.54m)

With built in double wardrobe, radiator

Bedroom 3

10' 8" x 8' 9" (3.25m x 2.66m)

With mirror fronted wardrobes, radiator.

Bathroom


8' 11" x 5' 8" (2.72m x 1.73m)

With fitted suite comprising panelled bath, low level W.C, wash hand basin, radiator.

Outside

The property is approached via a gravelled driveway which provides ample off road parking. The delightful gardens wrap around the property, measuring approximately 0.27 of an acre and offering plenty of privacy. The garden is well stocked with a good selection of mature trees, garden ponds, various patio areas, there is the potential to extend subject to planning permission



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.