



DAVID
BURR

Parkside
Weeting, Suffolk



Parkside, Lynn Road, Weeting, Suffolk, IP27 0QW

Weeting is a bustling village on the Suffolk/Norfolk border, just minutes from Brandon, with high street shops including a local-sourced butcher, family-owned bakery and two pubs. Nearby Thetford Forest is perfect for cycling, walking, and outdoor adventures. Excellent transport links connect you to the A11 and A14, with easy access to Norwich, Thetford, Newmarket, Bury St Edmunds, Cambridge, Ipswich, and beyond.

This spacious and charming former forester's cottage offers flexible living perfect for families and multi-generational use. It features four reception rooms, a kitchen/breakfast room, garden room, and seven bedrooms, including a main suite with dressing room and en suite. Set in mature gardens with views over the adjoining open countryside, the property benefits from a gated drive and detached garage, it also includes a one-bedroom annexe with kitchen, living area, en suite, and access to a courtyard with a swimming pool (not currently in use). Offered with the benefit of no onward chain.

A substantial Victorian 7-bedroom detached home, offering approx. 4,500 sq. ft of living space, set on 0.6 acres in a semi-rural spot with open countryside views.

Ground Floor

ENTRANCE PORCH/HALL Access to the main areas of the home, with a second entrance via French doors into the garden room.

SITTING ROOM Secondary reception space with potential use as a snug or formal sitting room.

DINING ROOM Formal dining area with good proportions.

LIVING ROOM Large primary living space with access to the games room.

GAMES ROOM Substantial reception space currently housing a full-size snooker table.

KITCHEN A farmhouse style fitted kitchen with solid oak wall and base units and granite worksurfaces with good natural light and access to adjacent rooms.

GARDEN/BREAKFAST ROOM Multi-functional space with French doors leading outside. Suitable for dining or additional seating.

GYM ROOM Currently used as a fitness area; could be repurposed for hobbies or storage.

UTILITY ROOM Functional utility space with adjoining cloakroom including WC and wash basin.

First Floor

MASTER BEDROOM With built-in wardrobes, a walk-in wardrobe, and en-suite bathroom.

ENSUITE Four-piece bathroom with clawfoot bath, separate shower, WC, and basin.

BEDROOM 2 Large double bedroom.

BEDROOM 3 Double bedroom with countryside views.

BEDROOM 4 Double bedroom.

BEDROOM 5 Well-proportioned bedroom.

BEDROOM 6 Additional double bedroom.

BEDROOM 7/OFFICE Currently used as a home office with dual aspect views.

FAMILY BATHROOM Fitted with rolltop bath, basin, and tiling. Overlooking fields and forestry.

SHOWER ROOM /WC With walk in shower cubicle and wash hand basin and WC

Parkside, Lynn Road, Weeting, Suffolk, IP27 0QW

ANNEXE (FORMER POOL HOUSE)

Self-contained accommodation ideal for guests or multigenerational living.

KITCHEN/BREAKFAST ROOM A bright and functional kitchen area fitted with units and space for a breakfast table, offering everything needed for day-to-day living.

LOUNGE A generously sized living area with natural light and ample room for comfortable seating and entertainment setups.

BEDROOM A well-proportioned double bedroom featuring French doors opening directly onto the pool terrace, creating a lovely indoor-outdoor feel and easy access to the surrounding garden.

SHOWER ROOM A modern shower room with corner shower enclosure, WC, and wash basin, conveniently located off the entrance hall.

Outside

Set on a generous and private plot, this detached period home is set back from the road and accessed through electric gates, offering privacy and security. A long driveway leads to plenty of off-street parking and a detached timber garage, providing useful storage and parking. The well-kept lawned gardens surround the property, creating a peaceful setting with mature trees, hedging, and plants that add to the feeling of privacy. At the rear, the property has open views over fields, enhancing its rural charm and appeal.

A key feature of the grounds is the swimming pool area next to the annexe. Though not currently in use, the pool remains in place with provisions for heating and filtration, offering potential for reinstatement. The gardens also include several outdoor seating areas, ideal for entertaining or simply enjoying the peaceful surroundings. The mature gardens, along with the home's character and peaceful location, create a calm countryside atmosphere, all just a short distance from Weeting village.

Material Information

SERVICES: Main water. Private drainage. Mains electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

TENURE: Freehold.

EPC: E

CONSTRUCTION TYPE: Standard brick construction.

LOCAL AUTHORITY: Breckland Council.

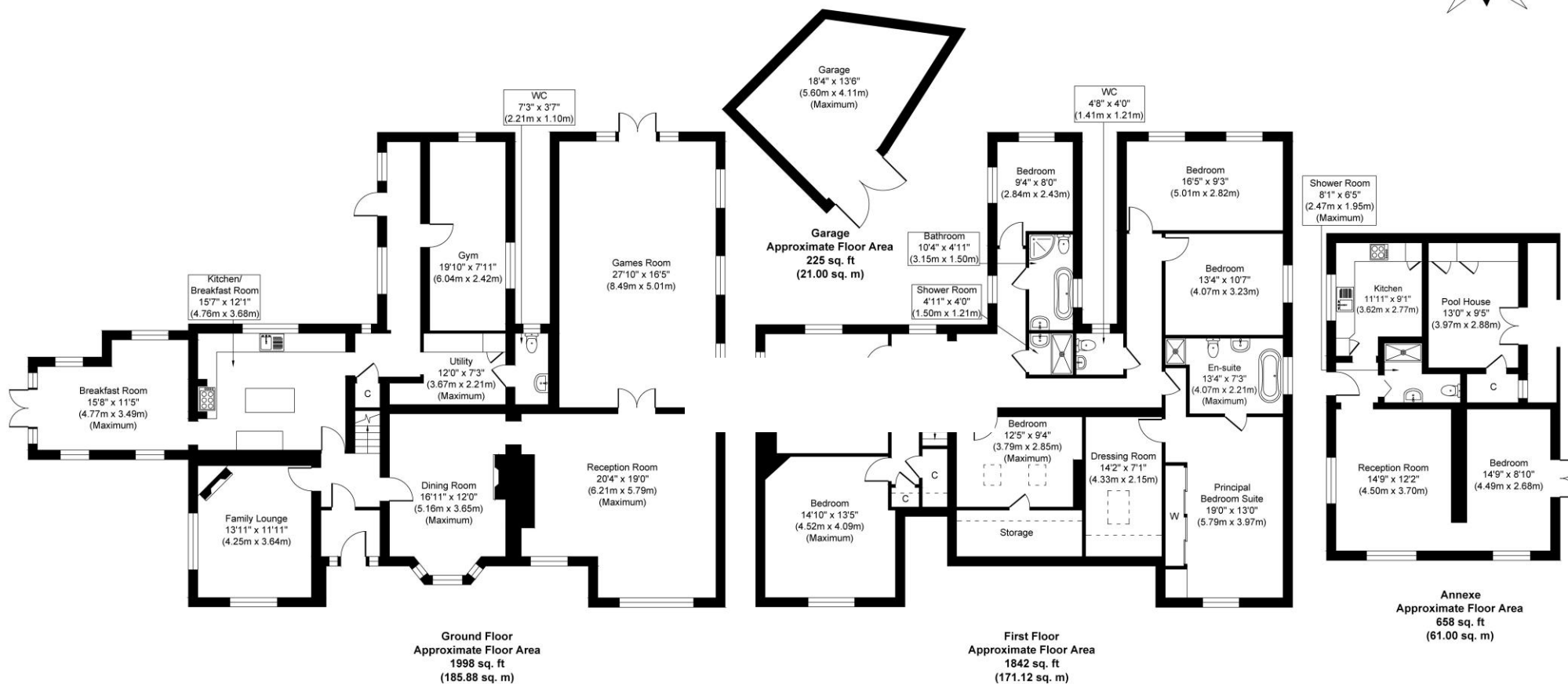
COUNCIL TAX: Band G (£3,819.28 per annum).

COMMUNICATION SERVICES (source Ofcom): Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. Phone Signal: Likely with all major providers apart from Three.

WHAT3WORDS: ???????

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





