



Lynn Road, Weeting, IP27 0QW

CHEFFINS

Lynn Road

Weeting,
IP27 0QW

- 7 Bedroom Detached Family Home
- 1 Bedroom Annexe
- Games Room & Gym
- Versatile Accommodation
- Village Location
- Great Transport Links

Situated in the heart of Weeting village backing onto rolling countryside is this fabulously presented 7 bedroom family home which offers unrivalled flexible accommodation. The property is situated within a stone throw from Weeting heath nature reserve, Brandon country park & the amazing Thetford forest offering an abundance of walking paths and getaways for those outdoor walks. In addition to all of this it has easy transport links to the A11, A14 & M11 & the neighbouring town Brandon has a regular train service to Cambridge & major London stations.

 7  3  4



Offers In Excess Of



LOCATION

Weeting is a charming Norfolk village that offers a peaceful rural lifestyle, surrounded by open countryside and Thetford Forest. The village provides everyday amenities including a post office, primary school, church, and public house, while the nearby towns of Brandon (1 mile) and Thetford (8 miles) offer a wider range of shops and amenities. Excellent transport links are available via the A11, A14, and M11, with Brandon station providing regular rail services to Cambridge and major London stations.

ENTRANCE PORCH

with entrance door, leading through to;

ENTRANCE HALL

with stairs leading up to the first floor.

FAMILY ROOM

A double aspect room with a feature multi-fuel stove.

DINING ROOM

with a bay window and open fireplace with ornate surround, archway and step down through to;

LIVING ROOM

A spacious room with double doors opening through to;

GAMES ROOM

A large room with a variety of uses, currently housing a snooker table.

KITCHEN

with solid oak wood wall and base units with granite work surfaces over, centre island, double sink, space for American style fridge/freezer, tiled splashbacks, archway leading through to;

GARDEN/BREAKFAST ROOM

A beautiful light and airy triple aspect room with French doors leading to outside.

UTILITY ROOM

with space and plumbing for washing machine and tumble dryer, worktop over, shelving and storage.

CLOAKROOM

with a low level WC, hand wash basin.

GYM

A double aspect room offering a versatile space, currently used as a gym.

FIRST FLOOR

LANDING

with 2 storage cupboards.

PRIMARY BEDROOM

with a large built-in wardrobe, access to;

DRESSING ROOM

A good sized room.

ENSUITE BATHROOM

with a clawfoot bath, separate shower cubicle, low level WC and hand wash basin.

BEDROOM 2

A large double bedroom.

BEDROOM 3

A double bedroom enjoying countryside views.

BEDROOM 4

A double bedroom.

BEDROOM 5

A good sized bedroom.

BEDROOM 6

A good sized bedroom.

BEDROOM 7/STUDY

A dual aspect room perfect for a study.

SHOWER ROOM

with a walk in shower cubicle and hand wash basin.

CLOAKROOM

with a hand wash basin and low level WC.

FAMILY BATHROOM

with a rolltop bath, hand wash basin, shower cubicle, low level WC.

ANNEXE/POOL HOUSE

KITCHEN/BREAKFAST ROOM

with base and wall mounted units, stainless

steel sink, built in oven and hob with extractor hood over, tiled splashbacks, space for fridge/freezer.

LIVING ROOM

A good sized light and airy double aspect room.

BEDROOM

with French doors opening onto the pool terrace.

SHOWER ROOM

with corner shower cubicle, low level WC, hand wash basin.

POOL ROOM

with a storage cupboard, French doors opening onto the pool terrace.

OUTSIDE

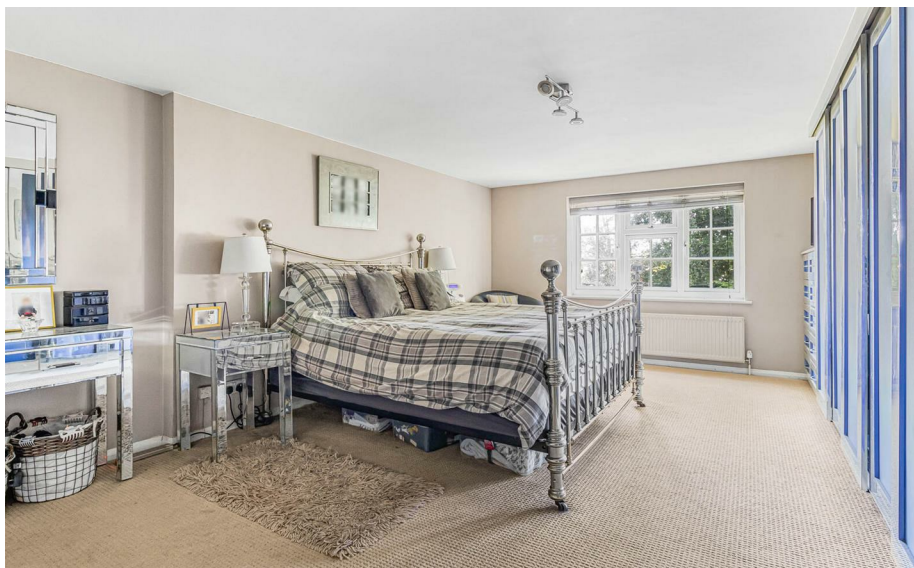
The property is set back from the road and is accessed via electric gates which leads to a driveway and detached timber GARAGE. The property is surrounded by private and secure gardens which are enclosed by hedgerow and brick walls, mainly laid to lawn with mature trees, flowers and shrubs.

The annexe benefits from a separate walled terrace garden laid to paving with a swimming pool (not currently in use but offers potential to be reinstated)

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Offers In Excess Of £875,000

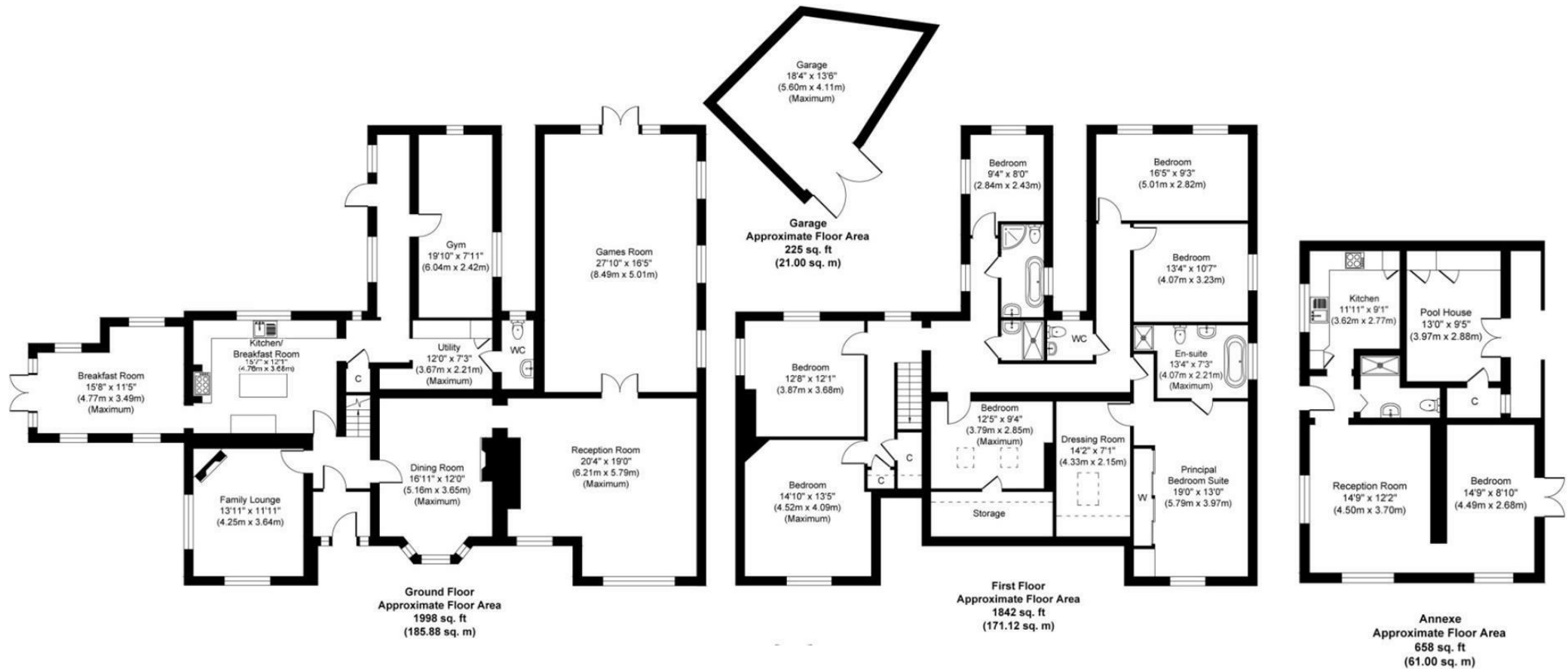
Tenure – Freehold

Council Tax Band – G

Local Authority – Breckland









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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.