



# Castle Close

Weeting, IP27

Offers over £200,000

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## Description

This deceptively spacious semi-detached bungalow enjoys a semi-rural location within the sought-after Norfolk Village of Weeting and offers an exciting opportunity to acquire a well presented home with well proportioned accommodation in addition to a contemporary kitchen and shower room.

Upon entering the bungalow you will find a welcoming entrance porch with ample space to remove coats and shoes as well as a door leading into the lounge at the front of the bungalow. There is a modern, fully fitted kitchen at the rear which extends to over 22ft and offers a range of wall and base level units, 1.5 bowl stainless steel sink as well as ample space for a range style cooker, with an extractor hood fitted over, and a washing machine.

The kitchen door opens into a conservatory, with impressive bifold doors overlooking the rear garden.

The bungalow boasts three well-proportioned double bedrooms, two of which incorporate useful dressing room space, and the internal accommodation is concluded by a recently updated shower room which comprises W.C, wash hand basin, walk in shower cubicle and a heated towel rail.

Outside the bungalow includes a garage, plus a driveway off street parking space immediately in front. There is a fully enclosed rear garden which is home to the external oil boiler as well as a timber Summerhouse, two glass greenhouses, a patio and decking areas for seating/ entertaining plus a small lawn area.

## Measurements

Entrance Porch - 5'1" x 4'10"

Lounge - 15'00" x 11'11"

Kitchen - 22'2" max x 7'1" max

Conservatory - 9'6" x 7'7"

Bedroom - 12'3" x 8'2, plus Dressing Area - 8'11" max (narrowing to 2'11 min) x 8'11" max (narrowing to 4'2" min)

Bedroom - 12'3" x 7'2", plus Dressing Area - 8'11" x 6'11"

Bedroom - 12'2" max x 8'11" max

Shower Room - 10'4" x 5'4"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

Council Tax Band - Breckland, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied

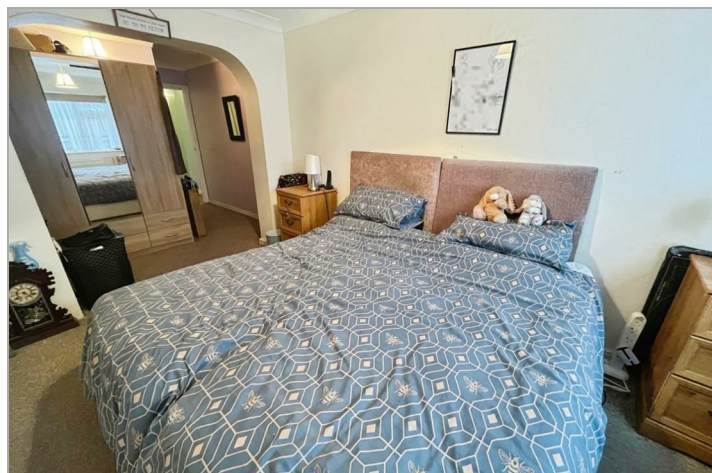
Tel: 01842 818282

upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

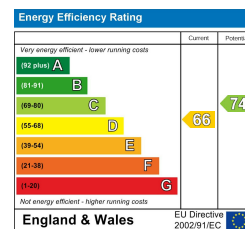
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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