



**Saxon Place, Weeting, Brandon, IP27 0QP**



**welcome to**

**Saxon Place, Weeting, Brandon**

New to the Market comes this DETACHED bungalow that has been EXTENDED to create THREE DOUBLE BEDROOMS, a kitchen diner PLUS A GARDEN ROOM and 24'5 Living Room! The property sits on a LARGE PLOT with AMPLE PARKING to the front and PRIVATE GARDEN!



## The Accommodation

Entrance door to:

### Entrance Porch

With door to front and door to:

### Entrance Hall

Extends to a maximum of 35'3, with access to the loft space, door leading out to the rear garden and three radiators.

### Living Room

24' 5" x 10' 11" max ( 7.44m x 3.33m max )

With feature woodburner, door leading out to the rear garden, window to side and two radiators.

### Kitchen / Dining Room

13' x 13' 5" max ( 3.96m x 4.09m max )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, integrated oven, integrated electric hob with cooker hood over, window to rear, radiator and door to:

### Garden Room

8' 1" max x 17' ( 2.46m max x 5.18m )

With door leading out to the rear garden, window to side, radiator and door to:

### Utility Area

13' x 8' ( 3.96m x 2.44m )

With space for tumble dryer, space for fridge/freezer and door leading to the Garage.

### Bedroom One

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

With two built in wardrobes, window to front and radiator.

### Bedroom Two

11' 11" x 13' 1" max ( 3.63m x 3.99m max )

With fitted wardrobe, window to front and radiator.

### Bedroom Three

12' x 10' 5" ( 3.66m x 3.17m )

With window to side and radiator.

### Bathroom

With W.C, wash hand basin with taps over, bath with taps over, shower cubicle with shower attachment over, dual aspect windows to both the rear and side and radiator.

### Outside

#### Front Garden

To the front of the property, there is a large shingled front garden with a concrete driveway, providing plenty of space for off road parking and access to:

#### Garage

18' 3" x 9' ( 5.56m x 2.74m )

With up and over door to front.

#### Rear Garden

To the rear of the property, the private rear garden is largely laid to lawn with a paved patio area, a range of shrubs and plants throughout, a Summerhouse, Shed and gate to the side.

#### Pool

13' x 27' ( 3.96m x 8.23m )

Being heated and approximately 6ft deep.



***view this property online*** [williamhbrown.co.uk/Property/BRD111026](http://williamhbrown.co.uk/Property/BRD111026)



welcome to

## Saxon Place, Weeting, Brandon

- Extended Detached Bungalow
- Huge Plot, Backing onto Recreation Grounds
- Three Double Bedrooms
- Living Room with Feature Woodburner
- Air Source Heating & Solar Panels
- Four Piece Bathroom Suite
- Garage & Ample Parking
- Heated Outdoor Pool

Tenure: Freehold

Offers in Excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRD111026](http://williamhbrown.co.uk/Property/BRD111026)



Property Ref:  
BRD111026 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**