

MOLYNEUX
ESTATE AGENTS



Park View

Weeting, IP27

Price £290,000



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Description

Situated in a non-estate position within the village of Weeting, this established semi-detached home has been extended to the rear to create a stunning open plan kitchen, diner, and family room area that features bi-fold doors leading to a generous rear garden. This seamless connection to the outdoors creates an ideal space for entertaining or enjoying family time.

The modern kitchen includes an island in the centre with an integrated wine cooler and breakfast bar, the kitchen also has a built in double oven with hob over, an integrated dishwasher, ceramic sink and drainer, plus space for a large American style fridge-freezer.

The ground floor also includes a separate lounge, a study for those who work from home (full fibre broadband has recently been installed), a utility room with stainless steel sink and drainer and space for a washing machine, plus a convenient cloakroom. Upstairs, you will find three well-proportioned bedrooms and a family bathroom, providing ample space for family living.

The exterior of the property is equally impressive, with a driveway that accommodates parking for up to four vehicles, ensuring convenience for residents and guests alike. The rear garden is a true highlight, featuring a part-constructed workshop, perfect for hobbies or additional storage. The garden is a generous size and whilst predominantly lawned, also includes a decking area ideal for dining and entertaining, plus a hot tub included in the sale. There is both an outside tap and external power sockets, plus a side gate for convenient access from front to back.

This home is equipped with modern services, including underfloor heating to parts of the ground floor via an air source heating system, plus solar panels, both of which enhance energy efficiency. The sealed unit UPVC windows and doors enhance insulation and security. Situated in a non-estate

position within the village, this property offers a peaceful retreat while still being close to local amenities.

In summary, this extended semi-detached home in Park View, Weeting, presents an excellent opportunity for those seeking a comfortable family home with modern features and a lovely garden. Don't miss the chance to make this delightful property your own.

Measurements

Entrance Porch & Hall

Lounge - 18' 4" max x 13' 2" max

Kitchen - 15' 6" max x 11' 7"

Dining/ Family Room - 20' 6" x 12' 10"

Study - 10' 6" x 9' 5"

Utility & Cloakroom

Stairs to first floor landing

Bedroom 1 - 11' x 9' 9"

Bedroom 2 - 11' 11" x 8' 7"

Bedroom 3 - 10' 3" max x 9' 8" max

Bathroom - 7' x 5' 5"

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot

Tel: 01842 818282

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 upon.

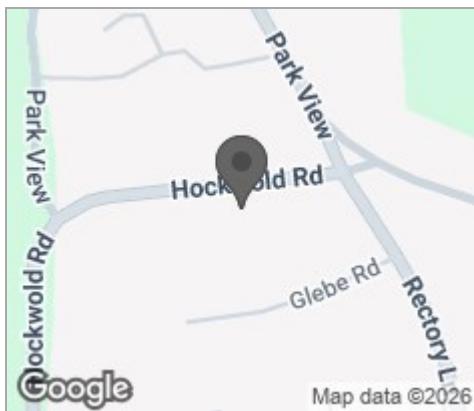
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	81
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.