



# Park View

, IP27

Price £220,000

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, Weeting, IP27

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## Description

Offered to the market with no onward chain, is this established semi detached home, found in the sought after village of Weeting. Located close to the Suffolk/ Norfolk border, Weeting is a desirable village that includes a village hall and playing fields, a primary school, The Saxon pub, plus a convenience shop, Fish & Chip shop, and petrol station with adjoining shop.

The property itself occupies a generous plot, the front has been shingled to create ample off street parking, whilst the rear garden is partly laid to patio, with the remainder predominantly lawned. There is a garage to the side of the home which has been converted and extended, and has superb potential to be an annex, or a work from home space, subject to the usual planning conditions. There is power and light connected, doors opening to the rear garden, plus an adjoining W.C.

The house itself is accessed via an entrance porch, which in turn opens to the kitchen. The kitchen includes a range of wall and base units with worktop over. There is an inset stainless steel sink and drainer, as well as space for a Range cooker, washing machine and fridge freezer. There are two built in cupboards, windows to both the front and side aspects, plus the wall mounted oil fired boiler. The kitchen has a door opening to the staircase which leads to the first floor, as well as a further door opening to the dining area. The diner has an arch opening to the lounge, which features a brick chimney breast and open fire, whilst both the lounge and diner have doors leading to the conservatory. The timber built conservatory is a fantastic space, measuring 20' 5" by 10' 6", and opens directly out to the rear garden.

Upstairs there are three bedrooms, with the master having been recently redecorated and also new flooring. Both the first and second bedrooms have a window looking over the rear garden, whilst the second bedroom also enjoys built in wardrobes. Bedroom three and the bathroom are both found at

the front of the home, with windows to the front aspect. The third bedroom has an alcove space ideal for a wardrobe, with the bathroom comprising a bath with shower over, W.C and wash hand basin. The landing has a built in airing cupboard housing the hot water tank, and the ceiling hatch for access in to the loft space can be found in bedroom one.

To truly appreciate all that is on offer, an internal viewing is a must! Contact Molyneux estate agents of Brandon to arrange!

## Measurements

Entrance Porch

Kitchen - 18' 4" x 8' 8"

Dining Room - 9' 8" x 9' 2"

Lounge - 12' 1" x 9' 8"

Timber Conservatory - 20' 5" x 10' 6"

Stairs to first floor landing

Bedroom 1 - 11' 6" max x 9' 9"

Bedroom 2 - 11' 1" max x 9' 9"

Bedroom 3 - 8' 11" max x 8' 8"

Bathroom - 7' 1" x 5' 6"

Converted Garage - 17' 5" x 7' 7"

Extended Room to Rear - 11' 6" x 7' 11"

Extended Room to Side - 10' x 5' 3"

Extended to Side/ Rear - 8' 5" x 5' 6"

Tel: 01842 818282

Council Tax band - B

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

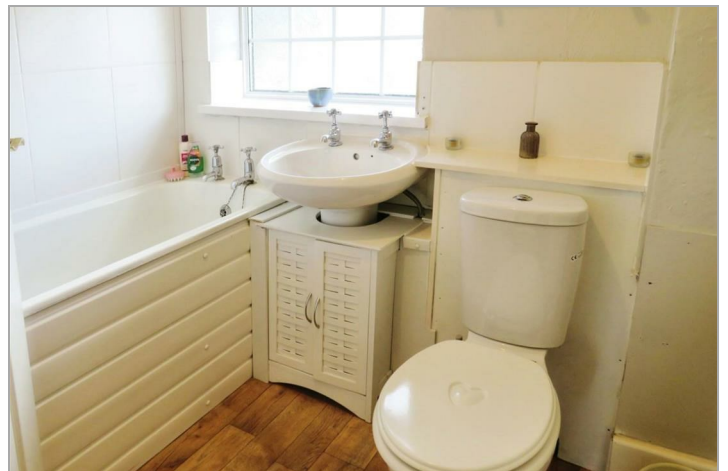
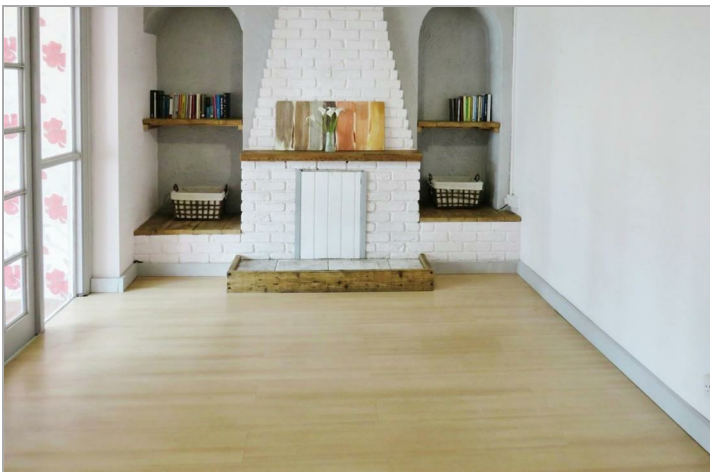
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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 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.





**Ground Floor**

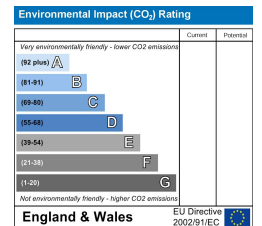
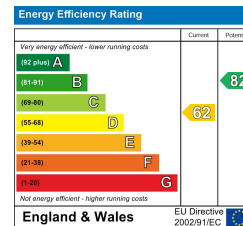


**First Floor**

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## 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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