



Lynn Road

Weeting, IP27

Guide price £900,000

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Description

We are extremely excited to offer this executive, detached home nestled away in the sought after village of Weeting, located on the Suffolk/ Norfolk border. The property dates back to around 1900, and boasts a range of character and charm throughout, with a vast selection of versatile and spacious living accommodation and bedroom quarters. The former Forester's Cottage is offered with no onward chain, and occupies a generous plot to include lawned gardens and ample off street parking, as well as an annexe, swimming pool and timber garage. The property enjoys stunning field views to the rear, and is otherwise surrounded by trees and outdoor space, as shown by our drone images.

The accommodation is found over two floors, with the ground-floor accessed via a welcoming entrance porch and inner hall to the front, or alternatively through French doors at the side, in to the garden room. There is a fantastic range of living space, to include the main lounge, dining room and an additional sitting room, plus a large games room off the lounge currently home to the owner's full size snooker table. As well as the kitchen is the formerly mentioned garden room with space for a dining table and chairs and further seating, plus a rear lobby with doors to the utility room and what is currently a gym area. The utility opens to the cloakroom with W.C and wash hand basin.

Upstairs, the landing opens to all SEVEN of the bedrooms, plus the family bathroom, and further shower room and separate W.C. The master bedroom is a superb size, boasting a range of built in wardrobes, a further walk in wardrobe and a stunning en-suite with both shower and clawfoot bath. The bedrooms are generally all a good size, with the seventh bedroom used by the current owner as a home office, boasting dual aspect windows looking out to the beautiful view of the fields beyond.

A former pool house has been transformed in to an annexe, which comprises a kitchen/ breakfast room, lounge, bedroom and shower room, with the bedroom including French doors that open to the swimming pool. Whilst the pool is not currently in use, it does have provision for both heating and filtration in place.

A timber garage can also be found within the generous grounds of the home, with both the driveway and front entrance accessed

by electric iron gates, a wonderful security measure for this charming family home.

With sealed unit UPVC windows and doors throughout, and an oil fired central heating system that the owners have had recently serviced, this individual home truly is a must view! The owners have plans to retire and travel which is their reason for sale, and a quick sale can be facilitated if desired. All furniture within the home can also be left, and is available by separate negotiation.

Weeting as a village enjoys a Village Hall and green with children's play area. There is a primary school, two convenience shops within walking distance from the property, plus the village Church and ruins. Weeting is found just a mile outside of Brandon, a market town that includes two supermarkets, as well as two GP's, two primary and one upper school. Brandon has a train station providing access to Cambridge, Norwich and beyond.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Porch & Hall

Sitting Room - 13' 11" max x 11' 10"

Dining Room - 15' 1" x 11' 11" max

Main Lounge - 20' 9" max x 18' 9" max

Games Room - 27' 9" x 16' 9"

Kitchen - 15' 6" x 12'

Garden Room - 15' 7" x 11' 4" max

Gym Area - 19' 9" x 7' 11"

Utility 8' 6" x 7' 2" plus Cloakroom/ W.C

Stairs to first floor landing

Bedroom 1 - 18' 11" plus door recess x 12' 11"

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En- Suite - 13' 4" max x 7' 2"

Bedroom 2 - 14' 8" x 13' 4"

Bedroom 3 - 16' 5" x 9' 2"

Bedroom 4 - 12' 8" max x 12' 1"

Bedroom 5 - 13' 3" x 10' 7"

Bedroom 6 - 12' 4" max x 9' 3" max

Bedroom 7/ Office - 9' 1" x 7' 11"

Bathroom - 10' 3" x 4' 10"

Shower Room - 5' 2 x 3' 11" plus separate W.C

Annexe
Entrance Hall

Kitchen/ Breakfast Room - 11' 11" max x 9' 1"

Shower Room - 8' x 6' 4" max

Lounge - 14' 9" x 12' 1"

Bedroom - 14' 8" x 8' 9"

Council Tax Band - G

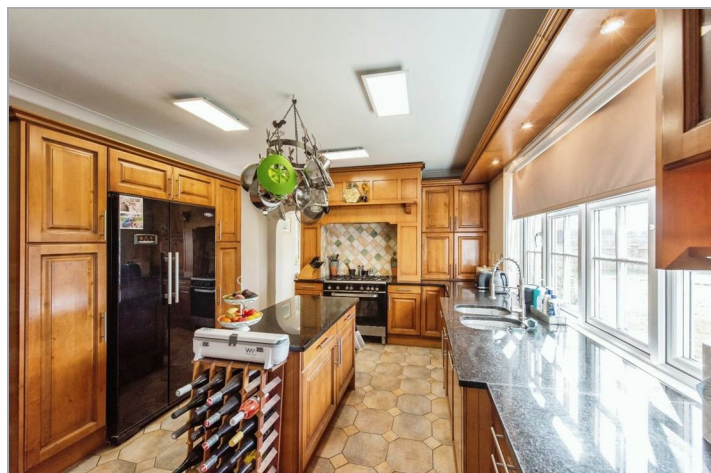
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

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





Ground Floor

Floor area 187.0 m² (2,013 sq.ft.)



First Floor

Floor area 160.8 m² (1,731 sq.ft.)

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Annexe

Floor area 64.6 m² (696 sq.ft.)



Garage

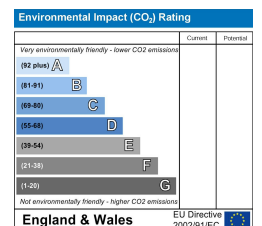
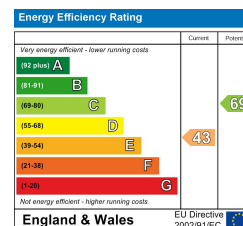
Floor area 14.7 m² (158 sq.ft.)

TOTAL: 427.1 m² (4,597 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK