MOLYNEUX
ESTATE AGENTS

Shadwell Close

Weeting, IP27

Guide price £280,000

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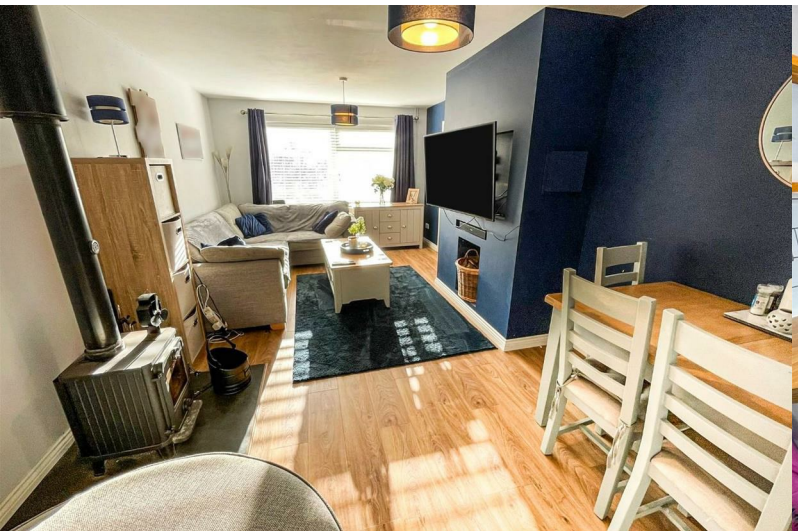

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Description

Situated in the desirable cul-de-sac of Shadwell Close in Weeting, this charming detached bungalow offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a peaceful village lifestyle. The inviting lounge/ dining area features a multi-fuel burner, creating a warm and welcoming atmosphere for gatherings.

The modern kitchen is well-equipped and flows seamlessly into a delightful conservatory, which opens up to the generous rear garden. This outdoor space is a true highlight, boasting a large patio area perfect for al fresco dining, alongside a well-maintained lawn that provides ample room for children to play or for gardening enthusiasts to indulge their passion.

The bungalow also includes a large family bathroom and an additional cloakroom, ensuring convenience for all residents. With sealed unit UPVC windows and doors, oil-fired central heating, and solar panels, the property is designed for energy efficiency and comfort throughout the year.

Parking is a breeze with space for up to four vehicles, complemented by a garage for additional storage. This property not only offers a tranquil retreat but also the practicality of modern amenities in a sought-after location. Whether you are looking to settle down in a friendly community or seeking a spacious family home, this bungalow is a must-see.

Measurements

Entrance Porch & Inner Hall

Lounge/ Diner - 11' x 10' 10" max

Kitchen/ Breakfast Room - 13' 8" x 9" plus door recess

Conservatory - 9' 7" x 8' 10"

Bedroom 1 - 15' 3" x 10' 4" plus door recess

Bedroom 2 - 10' 8" x 8' 11"

Bedroom 3 - 10' 7" x 8' 9"

Bedroom 4 - 9' 9" x 6' 9"

Bathroom - 12' x 6'

Cloakroom

Council Tax band - C

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.

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.

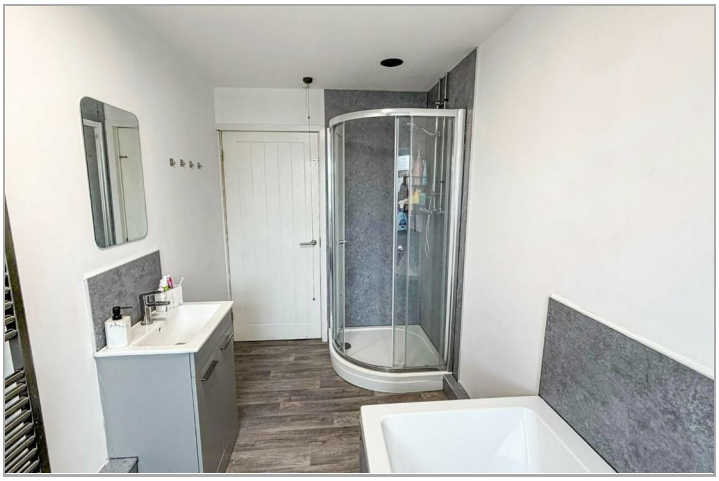
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a

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.

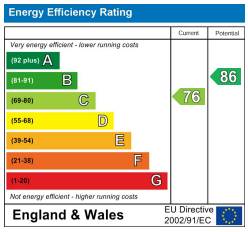
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

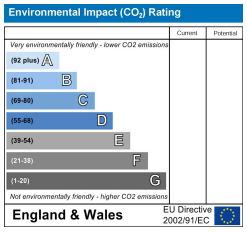


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

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