

**MOLYNEUX**  
ESTATE AGENTS



**Glebe Road**

Weeting, IP27

Price £325,000



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## Description

Situated in the charming village of Weeting, on the picturesque Suffolk and Norfolk border, this delightful detached home on Glebe Road offers a perfect blend of comfort and modern living. The property has been lovingly renovated to a high standard and boasts a spacious layout that is ideal for families or those seeking a tranquil retreat.

Upon entering, a welcoming entrance hall leads you to the stunning open plan kitchen, diner, and lounge area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The bungalow features four generously sized double bedrooms, ensuring ample space for family and guests. The modern en-suite shower room and family bathroom are tastefully designed, providing convenience and style.

The exterior of the property is equally impressive, with a large driveway that accommodates up to six vehicles, along with a brick garage for additional storage. The generous rear garden is predominantly lawned, offering a serene outdoor space perfect for children to play or for hosting gatherings. A covered decking area enhances the outdoor experience, making it an ideal spot for entertaining friends and family during the warmer months.

This bungalow is equipped with oil-fired central heating and solar panels, ensuring energy efficiency and comfort throughout the year. The sealed unit UPVC windows and doors provide added insulation and security.

Situated in a sought-after, quiet cul-de-sac position, this property combines the peace of village life with easy access to local amenities. This is a rare opportunity to acquire a beautifully presented home in a desirable location, perfect for those looking to enjoy the best of both countryside and community living.

## Measurements

Entrance Hall

Kitchen/ Diner/ Lounge - 32' 8" max x 11' 11"

Bathroom - 12' x 4' 10"

Bedroom 1 - 10' 9" x 10' 7"

En-Suite - 9' 1" x 4' 10"

Bedroom 2 - 11' 8" x 10' 9"

Bedroom 3 - 11' 8" x 10' 9"

Bedroom 4 - 10' 7" x 9' 10" plus 4' 10" x 4' 6"

Council Tax band - B

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.

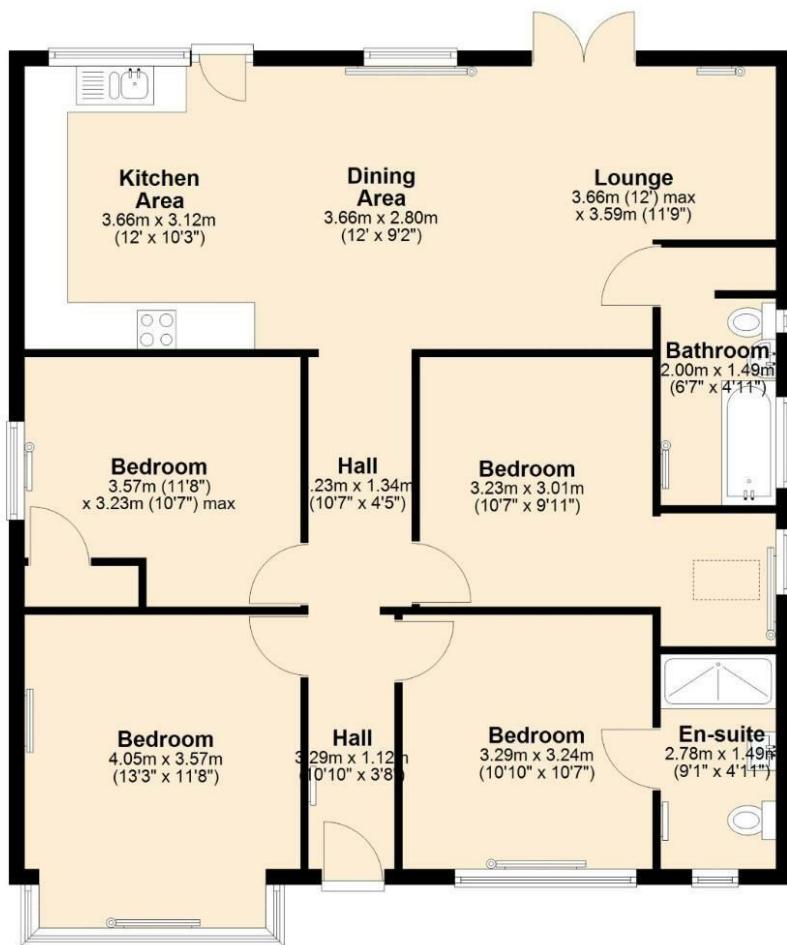
Tel: 01842 818282

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



### 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B	80	85
(60-80)	C		
(55-68)	D		
(50-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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.

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