



Lawsons
ESTATE AGENTS

22 Shadwell Close, Weeting
In Excess of **£220,000**

22 Shadwell Close

Weeting, IP27 0RH

Lawsons Estate Agents are delighted to offer for sale this three-bedroom semi-detached bungalow situated on a quiet road in the sought after village of Weeting. The property briefly comprises of porch, kitchen, lounge / diner, three bedrooms, and family bathroom. Furthermore, the property benefits from an enclosed rear garden, garage, and driveway. An early viewing is advised to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- QUIET - NO THROUGH ROAD
- GARAGE & DRIVEWAY
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- LOUNGE / DINER
- PORCH
- FAMILY BATHROOM
- CALL NOW TO VIEW!

Porch

4' 7" x 2' 11" (1.40m x 0.89m)

Door to lounge / diner, with tiled flooring.





Lounge / Diner

11' 10" x 18' 4" (3.61m x 5.60m)

Window to front, radiator, wood effect flooring, and doors to kitchen and inner hallway.

Kitchen

8' 1" x 8' 11" (2.46m x 2.72m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for fridge / freezer and washing machine, with radiator, tiled flooring, and door to rear garden.

Inner Hallway

6' 6" x 2' 9" (1.98m x 0.83m)

Doors to all bedrooms and family bathroom, with access to loft via ceiling hatch, and carpet flooring.

Bedroom 1

12' 5" x 12' 0" (3.79m x 3.66m)

Window to front, radiator, and carpet flooring.

Bedroom 2

8' 10" x 8' 10" (2.68m x 2.70m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

6' 11" x 6' 5" (2.10m x 1.95m)

Window to rear, radiator, carpet flooring, and door to storage cupboard.

Bathroom

5' 6" x 6' 4" (1.68m x 1.92m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, heated towel rail, and full wall & floor tiling.



Garage

9' 9" x 18' 3" (2.97m x 5.56m)

Up and over door to front, with mains power and lighting connected.

Front Garden

Mainly laid to shingle, with pathways leading to the front door and side access gate, driveway leading to garage, and multiple bedding areas.

Rear Garden

Mainly laid to lawn, with shrubs, and side access gate to driveway.

Parking

The property benefits from a large driveway to the side of the property providing ample off-road parking for 4 vehicles.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,699.38 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

