



# Pilgrims Way

Weeting, IP27

Price £240,000

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## Description

Found in the sought after village of Weeting, this modern semi-detached house on Pilgrims Way offers a delightful blend of contemporary living and cottage-style appeal. Built in 2007, the property is well presented throughout, and provides ample space for comfortable living.

Upon entering, you are welcomed into a well-designed ground floor that features a spacious lounge, perfect for relaxation, alongside a stylish kitchen and dining area, ideal for entertaining guests. Additionally, a convenient cloakroom with a W.C. enhances the practicality of the home.

Upstairs, you will find two inviting bedrooms, both thoughtfully designed to maximise space and light, along with a well-appointed bathroom. The layout is perfect for small families or those seeking a peaceful retreat.

The property is equipped with modern amenities, including air source heating and solar panels, ensuring energy efficiency and lower utility bills. Outside, the low-maintenance courtyard rear garden provides a private outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

Situated in a sought-after village setting, this home offers a tranquil lifestyle while still being within easy reach of local amenities. Whether you are a first-time buyer or looking to downsize, this attractive property presents an excellent opportunity to enjoy modern living in a picturesque location.

## Measurements

Entrance Hall

Cloakroom

Lounge - 17' 8" x 10' 7" max

Dining Room - 10' x 9'

Kitchen - 8' 10" x 7' 7"

Stairs to first floor landing

Bedroom 1 - 12' 6" x 9' 9"

Bedroom 2 - 12' 6" x 7' 7"

Bathroom - 6' 9" x 6' 6" max

Council Tax Band - B

Please note the property has had solar panels and air source heating installed since the EPC rating was given.

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.

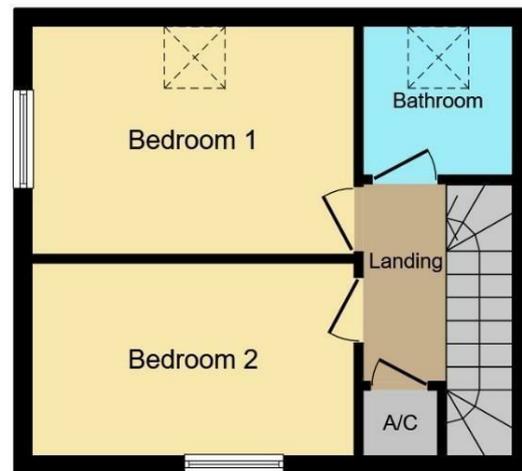
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





**Ground Floor**

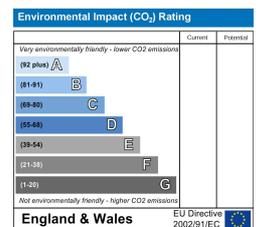
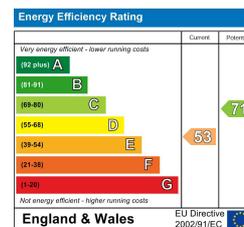


**First Floor**

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

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