



Mallard Way

Brandon, IP27

Offers over £300,000

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## Description

Molyneux Estate Agents are extremely pleased to offer this attractive, detached bungalow, found within a sought after cul de sac position. The property is located within close proximity of the nearby Thetford forest, ideal for walking and cycling.

The bungalow boasts sealed unit UPVC windows and external doors, as well as a gas fired central heating system. There are generous gardens to both the front and rear, plus an adjacent driveway and brick garage.

The internal accommodation is accessed via a welcoming entrance hall. A door right opens to the lounge, which has a window to the front aspect, plus a feature fireplace housing wood burner. The lounge opens to the further dining area, which has a window to the rear looking over the back garden. The kitchen is also found at the rear of the home and was recently fitted to include a range of fitted wall and base units, with worktop over. There is an inset sink and drainer with window above looking out to the garden, plus a back door. With a built in oven, with hob and extractor above, there is also space for a fridge freezer, washing machine and tumble dryer. The kitchen also features an island with a breakfast bar to one side.

The inner hall opens to all three bedrooms as well as the family bathroom, and has a ceiling hatch for access in to the loft space. The master bedroom enjoys a range of fitted wardrobes and a window looking out to the back garden. The second and third bedrooms are both found at the front of the home, with bedroom two also boasting a fitted wardrobe and drawers. The family bathroom comprises both a bath and shower cubicle, as well as W.C, wash hand basin and a heated towel rail.

Externally the front garden is laid to lawn, with a floral and tree border. The adjacent driveway provides off street parking and leads to the brick built garage.

An up and over door opens to the garage which has power and light connected, a window to the side plus a personal door opening to the rear garden. A side gate also leads from the driveway in to the back garden.

The rear garden is predominantly laid to lawn, with a patio area providing space for a table and chairs, making it an ideal garden for entertaining friends and family.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Lounge - 20' 9" x 10' 10"

Dining Room - 11' 4" x 9' 1"

Kitchen - 11' 11" x 11' 9"

Bedroom 1 - 13' x 10' 5"

Bedroom 2 - 12' 6" x 9' 6"

Bedroom 3 - 9' 4" x 7' 9"

Bathroom - 7' 10" x 7' 4"

Garage - 19' 3" x 9' 3"

Council Tax Band - West Suffolk, C.

Tel: 01842 818282

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.

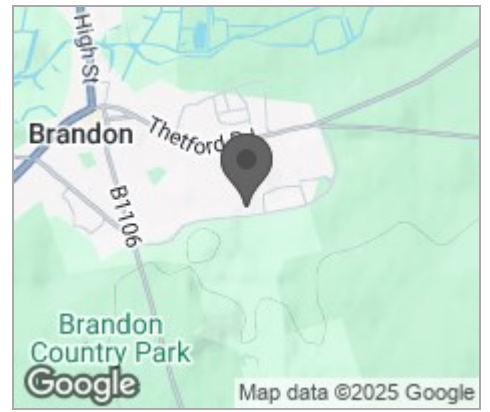
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

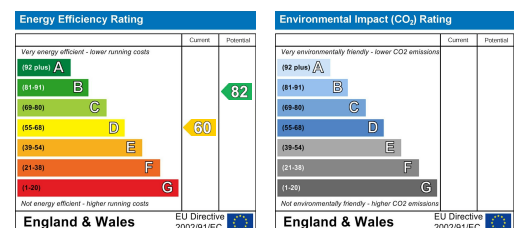




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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