



St. Anthony's Way

Brandon, IP27

Price £300,000

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## Description

Located in the desirable area of St. Anthony's Way, Brandon, this attractive detached bungalow offers a perfect blend of comfort and style.

Built in 1972 and thoughtfully extended to enhance its living space, the property boasts an impressive 1,237 square feet of well-designed accommodation.

The open-plan kitchen and dining area is a highlight, providing a wonderful space for family gatherings and entertaining. The separate lounge, adorned with French doors, seamlessly connects to the generous rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

This bungalow features three bedrooms, including two spacious doubles. The master bedroom benefits from an en-suite shower, ensuring privacy and convenience, while a well-appointed family bathroom serves the other rooms.

The outdoor area is equally impressive, with a generous garden that is part lawned and part shingled, complemented by a delightful patio area complete with an awning. This space is perfect for al fresco dining or simply enjoying the tranquil surroundings. Additionally, a useful timber shed and a charming garden pond enhance the appeal of this outdoor retreat.

For those with vehicles, the property offers parking for up to three cars on a block-paved driveway. The bungalow is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring comfort and energy efficiency throughout the year.

Situated in a sought-after market town location, this property is not to be missed.

Internal viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

## Measurements

Entrance Porch/ Hall

Kitchen/ Diner - 23' 2" max x 10' 4" max

Lounge - 17' 9" x 10' 10"

Bedroom 1 - 13' 9" max x 13' 2"

En-Suite - 13' 1" x 4'

Bedroom 2 - 15' 9" x 11' 5"

Bedroom 3 - 9' 2" x 7' 4"

Bathroom - 8' 5" x 6' 5"

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.

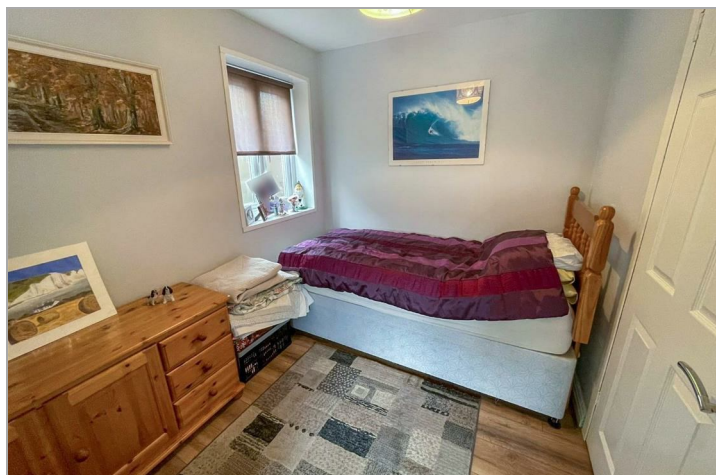
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

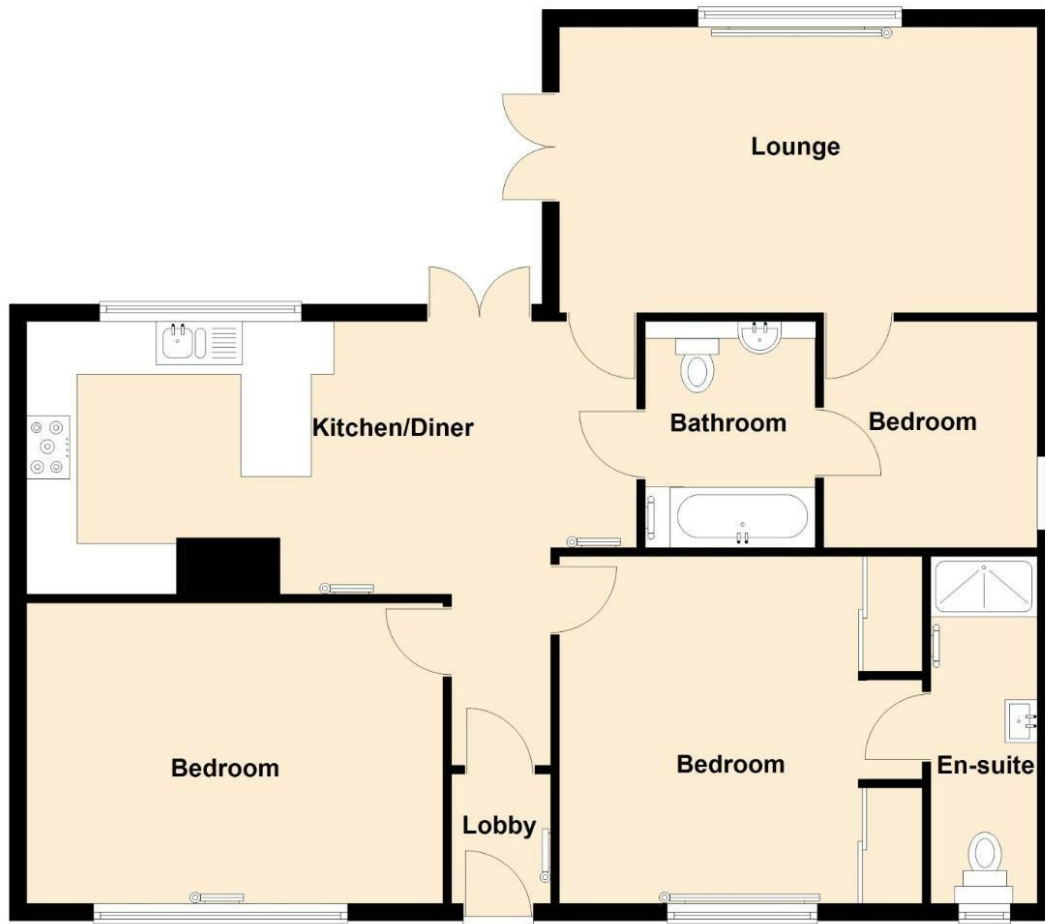
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





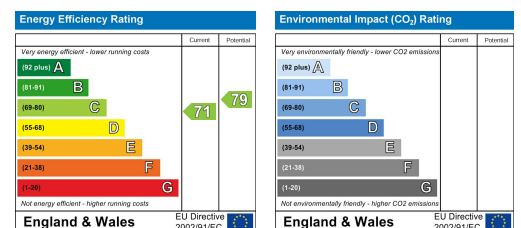


## Ground Floor



## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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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