



Kestrel Drive

Brandon, IP27

Price £250,000

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Description

NO ONWARD CHAIN! This detached bungalow offers **VERSATILE ACCOMMODATION** and is located on the popular Birds Estate within **WALKING DISTANCE** of the picturesque Thetford Forest.

Upon entering the front door you will find a welcoming entrance hall which includes an airing cupboard, housing a hot water cylinder, as well as a loft access hatch. There is a generous sized lounge which includes a feature electric fireplace to the front of the property plus a conservatory at the rear which overlooks an attractive rear garden.

The kitchen is fully fitted with a range of wall and base level units, stainless steel sink and drainer, useful pantry storage cupboard as well as ample space for a washing machine, cooker and fridge freezer. There is also a wall mounted gas boiler, which we understand will need replacing in the near future, that serves a gas fired central heating system.

The property offers three bedrooms, with a layout that could alternatively set up as two bedrooms plus a dining room, and the internal accommodation is concluded by a shower room with a wash hand basin and a separate W.C.

Outside the bungalow benefits from a generous driveway which provides ample off street parking in front of a garage, with an electric front door plus power and light. There are side access gates on both sides of the bungalow which lead into a fully enclosed rear garden which is predominantly laid to lawn with a mature planted border. The rear garden also includes a useful storage shed and a greenhouse.

Measurements

Lounge - 17'00" max x 12'11" max

Kitchen/ Breakfast Room - 11'10" x 9'9"

Bedroom/ Dining Room - 11'00" x 7'6"

Conservatory - 9'2" x 7'00"

Shower Room - 7'6" x 4'10"

W.C - 7'6" x 2'11"

Bedroom - 14'5" x 9'11"

Bedroom - 13'2" max x 12'11" max

Agents Note

Grant of Probate is awaited.

Council Tax Band - West Suffolk, C.

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.

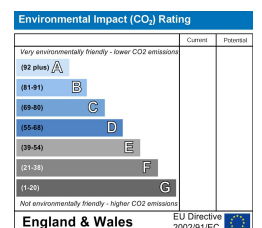
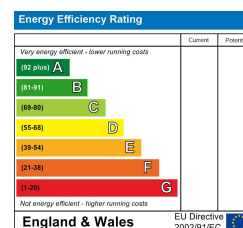
Tel: 01842 818282





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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