



The Paddocks

Brandon, IP27

Price £210,000

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Description

Well presented throughout, this semi-detached bungalow is situated within a small cul-de-sac on the outskirts of Brandon in Suffolk, within close proximity to the Thetford Forest. The home enjoys a gas fired central heating system as well as sealed unit UPVC doors and windows throughout.

Externally the property includes a front garden which is shingled for ease of maintenance, with a concrete footpath leading to the front entrance. There is also a concrete driveway adjacent to the bungalow, with timber gates fitted. The drive provides off road parking for 3- 4 cars and opens to the rear garden.

The rear garden is fully enclosed and predominantly laid to lawn with a flowered border to one side, with the other side comprising of a greenhouse and timber garden shed found on a concrete hard standing.

The property itself has a welcoming entrance porch, opening to a spacious lounge/ dining room. The lounge/ dining room has a window to the front aspect and internal doors to the kitchen and an inner hall.

The modern kitchen boasts a built in eye level oven, plus inset gas hob with extractor fitted over. There is additional space for a washing machine, and fridge/ freezer plus an inset stainless steel sink and drainer. With windows to the front and side there is also a side door opening to the driveway and leading to the rear garden.

The inner hall has a built in cupboard plus doors to the two bedrooms and bathroom. Both bedrooms comfortably fit a double bed and have windows overlooking the rear garden. The bathroom is a modern suite comprising of a panelled bath with shower attachment over, W.C, and wash hand basin, with part tiled walls and a window to side.

Viewings are by appointment and can be arranged with Molyneux Estate Agents of Brandon.

Measurements

Lounge/ Diner - 17' 5" x 11' 11"

Kitchen - 12' 10" x 7' 10"

Bedroom - 11' 10" x 10' 5"

Bedroom - 14' 11" x 8' 7"

Bathroom - 7' 9" x 5' 4"

Agents Note

Council Tax Band - TBC

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



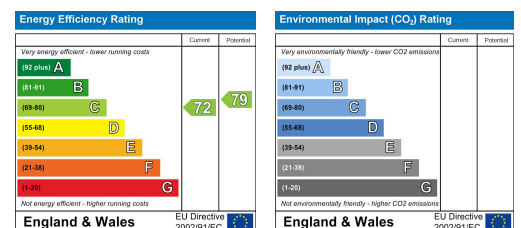


Floor Plan

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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