



## High Street

Brandon, IP27

Guide price £250,000



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## Description

Guide Price £250,000 - £260,000. This DETACHED FAMILY HOME has been RECENTLY REFURBISHED throughout and offers a NON-ESTATE, HIGH STREET LOCATION which includes front and rear gardens, generous driveway and GARAGE! The property is within WALKING DISTANCE of a multitude of High Street shops and amenities including a nearby Co-op convenience store.

The current owners have completed an extensive refurbishment in the past year which includes new UPVC windows, a new heating system and boiler with smart thermostatic controls, a full re-wire including a new consumer unit and EV charger fitted to the front driveway, all ceilings plastered, plus the main bedroom now benefits from an en suite shower room as well as an impressive walk in wardrobe.

Upon entering the property you will find a welcoming entrance hall which includes a cloakroom W.C, a split staircase leading to the first floor landing and a useful understairs storage cupboard. There is a modern lounge with French doors overlooking the rear garden whilst the downstairs accommodation is concluded by a stunning kitchen/ breakfast room which features an attractive kitchen island with an induction hob and extractor hood fitted over as well as a breakfast bar to the side. The kitchen also includes a range of wall and base level units, under counter oil boiler, sink unit and drainer plus an array of integrated appliances including a cooker, dishwasher, washing machine and fridge freezer. There is also space below the kitchen island for a tumble drier.

Upstairs the property enjoys three well-proportioned bedrooms and a modern family bathroom which offers a W.C, wash hand basin and bath with shower attachment over. The current owners have also made an excellent use of the expansive main bedroom by fitting an en suite shower room, with W.C, wash hand basin and shower cubicle, and a walk in wardrobe/ dresser within the bedroom.

Outside the property includes a generous sized shingled driveway which provides ample off street parking in front of a detached garage. It is also worth noting that an EV charging point has been installed at the front of the driveway. There are front and rear gardens which are both laid to lawn as well as a patio area to the rear of the property for seating/ entertaining.

## Measurements

Cloakroom W.C - 4'8" x 2'7"

Lounge - 15'11" x 12'2"

Kitchen/ Breakfast Room - 16'00" x 11'4"

Bedroom - 12'4" max x 10'6" max

En Suite - 5'2" x 4'9"

Walk In Wardrobe/ Dresser - 5'7" x 5'3"

Bedroom - 13'10" max x 7'10" max

Bedroom - 12'9" x 7'11"

Family Bathroom - 6'10" x 5'2"

## Agents Note

The neighbour at 60, High Street has a right of way across the driveway of 58, High Street.

Council Tax Band - West Suffolk, 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

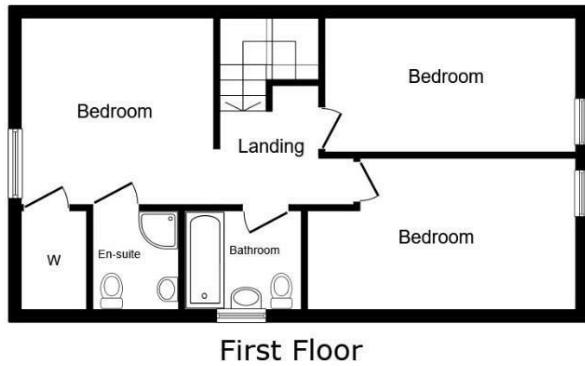
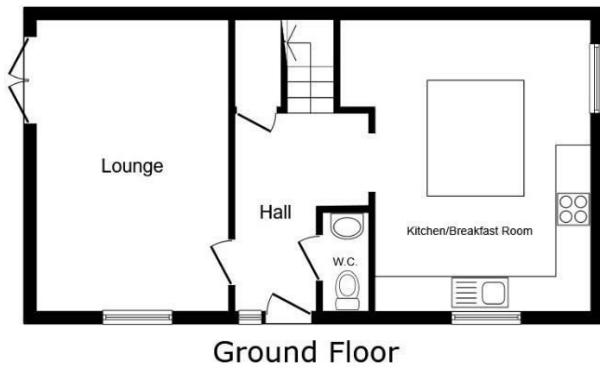
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

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.

| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs                     |   |         |           |
| (F2 plus)   | A |         |           |
| (61-91)   | B |         |           |
| (59-80)   | C |         |           |
| (55-68)   | D |         |           |
| (29-54)   | E |         |           |
| (21-38)   | F | 38      |           |
| (1-20)  | G |         |           |
| Not energy efficient - higher running costs                     |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (F2 plus)   | A |         |           |
| (61-91)   | B |         |           |
| (59-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |

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

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