



Pinewood Drive

Brandon, IP27

Price £230,000



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Description

This STUNNING EXTENDED BUNGALOW enjoys CONTEMPORARY OPEN PLAN KITCHEN/ DINING/ LIVING ACCOMMODATION and offers an enviable location on the outskirts of Brandon nearby to the picturesque Thetford Forest and Brandon Country Park.

Upon entering the property you will find the kitchen/ dining/ living area which is an impressive feature within this extensively improved home and you can't miss the imposing vaulted ceiling!

There is a modern vertical radiator within the entrance hall area and a fully fitted kitchen which includes a range of wall and base level units, kitchen island including an electric hob and storage beneath, sink unit and drainer as well as an array of integrated appliances which includes a cooker, fridge freezer, washing machine, tumble drier and dishwasher.

There is an inner hall including an airing cupboard housing a combination boiler which serves the gas fired central heating system, plus an external door which leads outside to the garden.

The property benefits from two bedrooms, the larger of which also features stunning vaulted ceilings, in addition to a built in mirrored wardrobe and French doors overlooking the rear garden.

The internal accommodation is concluded by a family bathroom which comprises W.C, wash hand basin and a bath with shower attachment over.

Outside the property includes driveway off street parking in addition to a shingled front garden. There is a side access gate which leads into a fully enclosed rear garden which has been patioed offering ease of maintenance.

Measurements

Lounge/ Kitchen Area - 20'4" max x 15'4"

Kitchen/ Dining Area - 16'7" max x 8'11"

Bedroom - 13'6" max x 10'9" max

Bedroom - 9'9" x 8'11"

Family Bathroom - 8'10" max x 6'5" max

Agents Note

Council Tax Band - West Suffolk, A.

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.

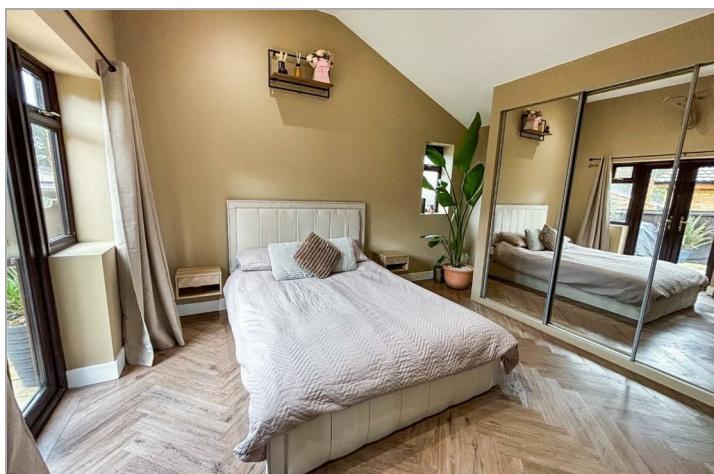
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

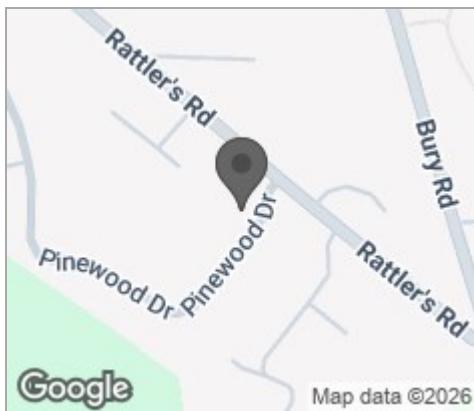
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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





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.

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

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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