



# Mallard Way

Brandon, IP27

Guide price £280,000

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## Description

Guide Price £280,000 - £290,000! This stunning, detached bungalow occupies a corner plot within a popular cul-de-sac location and has been meticulously well maintained inside and out. The bungalow enjoys views beyond the Green Road overlooking the picturesque Thetford Forest, a fantastic destination for dog walking, running and generally enjoying the local nature.

Upon entering, you will find a useful entrance porch which provides ample space to remove coats and shoes, before an internal door which leads into the hallway. The hallway is tiled throughout and opens into an impressive and contemporary kitchen/ dining room, measuring over 24ft, which includes a range of wall and base level units, storage cupboard and an airing cupboard housing the hot water cylinder, 1.5 bowl sink and drainer, integrated dishwasher, tumble drier and wine fridge as well as ample space for an American style fridge freezer and range style cooker. It is also worth noting the seller is prepared to include the fridge freezer and cooker, as well as blinds, subject to negotiation.

The bungalow boasts a bright and spacious lounge which features bi-fold doors that open into the conservatory, plus two windows to the side allowing natural light to flood into this modern space. The conservatory extends to 22ft wide at the rear of the property and benefits from an insulated ceiling as well as air conditioning unit so that it can be enjoyed all year round. There are also French doors which open outside into the garden.

The internal accommodation is concluded by two double bedrooms including French doors from the main bedroom which open into the conservatory as well as a vertical wall radiator, and fitted wardrobes in the second bedroom, plus a modern family bathroom comprising W.C, wash hand basin, shower cubicle and a heated towel rail.

Outside the bungalow is approached by a private driveway,

incorporating a single car port, which offers ample space for 3-4 vehicles. There is a side access gate which leads into a fully enclosed, landscaped rear garden comprising a modern patio, artificial lawn and a block paved patio with a timber pergola over. The rear garden also includes a useful timber storage shed and outside power points.

This property is served by a gas fired central heating system and the gas boiler, which was serviced in December 2025, is located in the loft.

Viewing is highly recommended in order to fully appreciate both the space available and stunning accommodation that this bungalow has to offer!

## Measurements

Lounge - 15'11" x 15'00"

Kitchen/ Dining Room - 24'10" x 10'4"

Conservatory - 22'00" x 10'11"

Bedroom - 13'00" x 9'00"

Bedroom - 10'11" x 10'4"

Shower Room - 6'11" x 6'9"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

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payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### Agents Note

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.

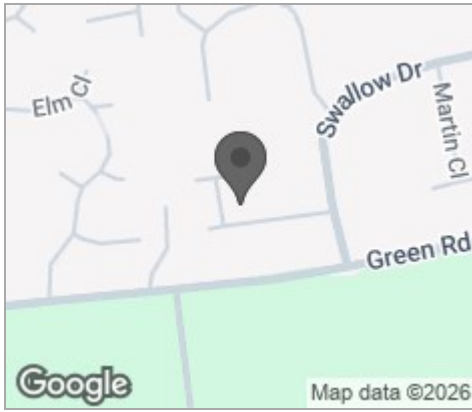
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

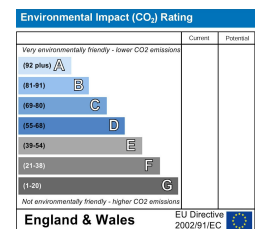
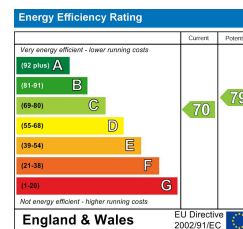
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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