



# Swallow Drive

Brandon, IP27

Price £300,000

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## Description

Situated in the desirable Swallow Drive, this attractive detached bungalow offers a perfect blend of comfort and convenience. Spanning 883 square feet, the property boasts a spacious layout with one inviting reception room and three well-proportioned bedrooms, making it an ideal home for families or those seeking single-level living.

As you approach the bungalow, you will be greeted by a large frontage and a generous driveway that provides ample parking for multiple vehicles. An enclosing gate leads to a brick garage, enhancing the practicality of this delightful residence.

Upon entering, you are welcomed by an entrance porch that leads into a bright and airy lounge, perfect for relaxation or entertaining guests. The attractive kitchen is designed with functionality in mind, offering space for all the usual appliances, ensuring that meal preparation is a breeze. The property also features a modern shower room and a useful cloakroom, adding to the overall convenience of the home.

With mains gas-fired central heating and sealed unit UPVC windows and doors, this bungalow is not only comfortable but also energy-efficient. The location is particularly appealing, as it is situated within close proximity to the beautiful Thetford Forest, providing ample opportunities for outdoor activities and leisurely walks.

Offered with no onward chain, this property is ready for you to make it your own. Internal viewing is now available, so do not hesitate to contact Molyneux Estate Agents to arrange a visit. This bungalow is a rare find in a sought-after area, and it could be the perfect place for you to call home.

## Measurements

Entrance Hall

Lounge - 15' 9" x 13' 6" max

Kitchen - 12' 8" x 11'

Dining Room/ Bedroom - 11' 1" x 7' 11"

Bedroom - 13' 6" x 9' 2"

Bedroom - 9' 10" x 7' 11"

Shower Room

Cloakroom

Garage - 19' x 9' 3"

## Anti-money Laundering 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 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, 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.

Tel: 01842 818282

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.

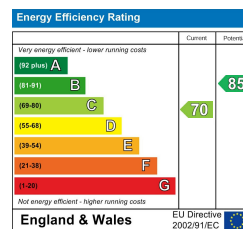
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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