



Yew Drive

Brandon, IP27

Guide price £220,000

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## Description

Located in the charming area of Yew Drive, Brandon, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With a guide price of £220,000 to £230,000, this property boasts a well-thought-out layout that maximises both space and comfort.

Upon entering, you are welcomed by a spacious entrance hall that opens to a convenient cloakroom. The heart of the home is the inviting lounge/diner, perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, making meal preparation a pleasure. Upstairs, the landing opens to three generously sized bedrooms, providing ample space for family living. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property features a block-paved driveway that accommodates parking for two vehicles, a valuable asset in today's market. The enclosed rear garden is a true highlight, offering a blend of decking and lawn, ideal for outdoor gatherings or simply enjoying the fresh air. A timber shed provides additional storage, enhancing the practicality of the space.

The home benefits from gas-fired central heating, with a new boiler fitted in 2024, ensuring warmth and comfort throughout the year. Additionally, its close proximity to Thetford Forest makes it an ideal location for dog walking and enjoying nature.

An internal viewing is now available. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

## Measurements

Entrance Hall & Cloakroom

Lounge/ Diner - 16' 11" x 12' 8"

Kitchen - 12' 11" max x 12' 10" max

Stairs to first floor landing

Bedroom 1 - 12' 8" x 8' 9" plus door recess

Bedroom 2 - 9' 5" (12' 11" in to alcove) x 9' 9"

Bedroom 3 - 9' x 7' 3"

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

## Agents Note

Council Tax Band - B

An annual management fee of £81.12 is payable to Flagship.

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.

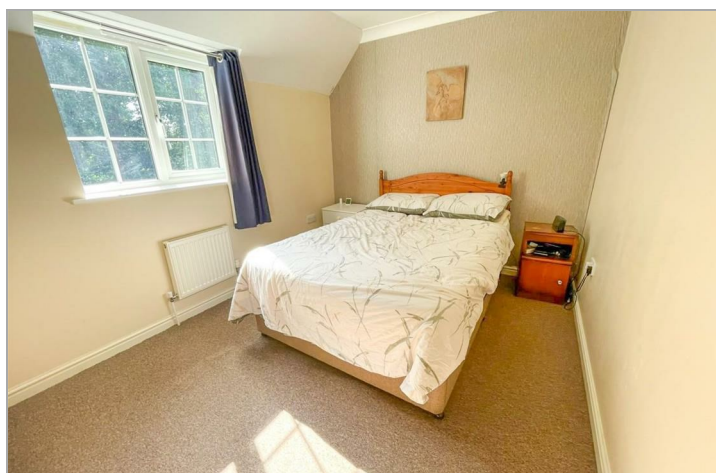
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

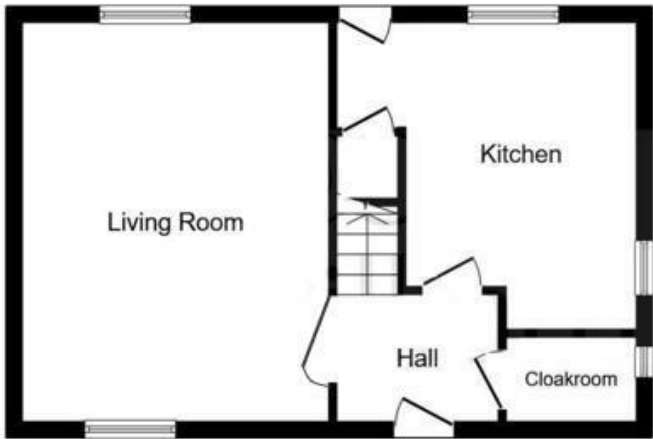
Tel: 01842 818282

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.

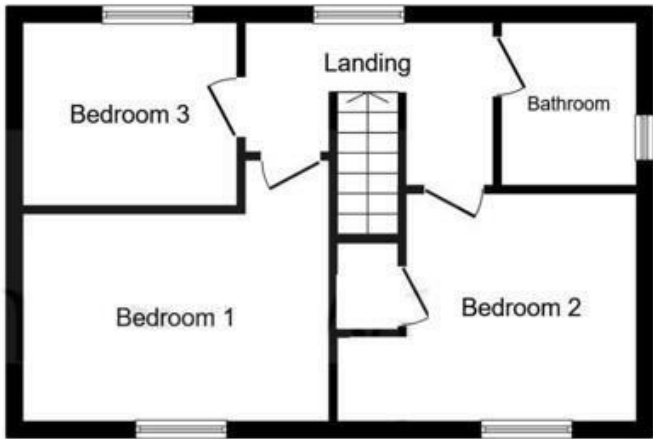
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.





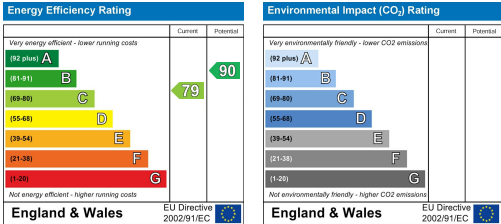
Ground Floor



First 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.



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.