





Tucked away just off the main road is this large four bedroom detached house located in the market town of Brandon. The property benefits from a spacious lounge, kitchen/diner, cloakroom, family bathroom, single garage, fully enclosed rear garden & off road parking.

Tenure: Freehold

Council Tax Band: C

EPC: C

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1134

Parking: Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes



Rights of Way – None that the vendor is aware of
Listed – N/A

Conservation Area – No

HALLWAY

Carpet flooring, built in cupboard.

CLOAKROOM

Vinyl flooring, toilet, pedestal sink, tiled splash back, window to front.

LIVING ROOM

Carpet flooring, brick feature fireplace, patio doors to garden.

KITCHEN

Vinyl flooring, cream shaker style base and wall units, granite effect work surface, tiled splash back, ceramic hob, extractor, oven, built in fridge/freezer, space for washing machine, sink with mixer tap, window to front.

DINING ROOM

Vinyl flooring, window to rear.

BEDROOM 1

Carpet flooring, window to front.

BEDROOM 2

Carpet flooring, window to front and side.

BEDROOM 3

Carpet flooring, window to rear.

BEDROOM 4

Carpet flooring, window to rear.

BATHROOM

Vinyl flooring, bath with shower over, shower screen, tiled splash back, toilet, sink with vanity, window to front.

OUTSIDE

Front: Single garage with off road parking, gate to garden.

Rear: Patio area, lawn with mature shrubs.





GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.