



Plovers Court

, IP27

Price £325,000

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Description

Molyneux Estate Agents are excited to offer this immaculately presented detached bungalow found within a sought after cul de sac position. Located on the 'Birds Estate' towards the edge of Brandon, the property offers easy access to the nearby Thetford Forest, whilst the town itself includes two Supermarkets, a Butchers, Bakers, Leisure Centre, train station, GP's, plus a selection of hairdressers, cafe's and other eateries to enjoy.

The bungalow itself occupies a generous plot, with gardens both front and rear, as well as a brick built garage and driveway located behind the bungalow. The internal accommodation is well presented, warmed by a gas fired central heating system, and with sealed unit UPVC windows and doors throughout. The property also has solar panels, which are owned outright and are included with the sale.

A welcoming entrance hall has doors opening to the lounge at the front of the home, plus the kitchen/ diner at the rear. The lounge enjoys dual aspect, with windows to both the front and side, whilst the kitchen/ diner has windows to both the side aspect and above the sink looking over the rear garden. The fully fitted kitchen includes a range of modern wall and base units with worktop over. There is an integrated fridge-freezer and useful pull out pantry unit, as well as a built in eye level oven and microwave, and an inset hob with extractor fitted above. The kitchen/ diner is an open plan design, and has an internal door opening to the lounge, plus French doors opening out to the rear garden.

The inner hall also has doors to the three bedrooms and family bathroom, plus a ceiling hatch for access in to the loft space. The first and second bedrooms are similar in size, and both enjoy a range of fitted furniture, such as wardrobes, drawers, shelved cupboards and bedside cabinets. The slightly larger room is found to the rear and has a window looking over the garden, whilst the second and third bedrooms both have windows to the front aspect. The family bathroom completes

the internal accommodation, comprising both a bath and separate shower cubicle, plus W.C, wash hand basin and a heated towel rail. There are two frosted windows to the rear aspect.

The rear garden, whilst predominantly laid to lawn, also includes both a patio and decked area, plus a greenhouse and two timber sheds. A personal door opens to a utility room at the rear of the garage, providing space for both a washing machine and tumble dryer. The utility opens to the garage, which has a metal up and over front door, side window, plus power and light connected.

All in all this wonderfully looked after and superbly located home is a must view! Contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge - 18' 3" max x 11'

Kitchen/ Diner - 18' 3" x 11' 4"

Bedroom 1 - 12' 11" (to back of fitted cupboard) x 9' 11"

Bedroom 2 - 12' 5" x 9' 4"

Bedroom 3 - 9' 2" x 7' 10"

Bathroom - 7' 10" x 6' 10" max

Garage - 15' 5" x 8' 2"

Utility (back of garage) - 8' 2" x 8' 2"

Council Tax Band - C

Tel: 01842 818282

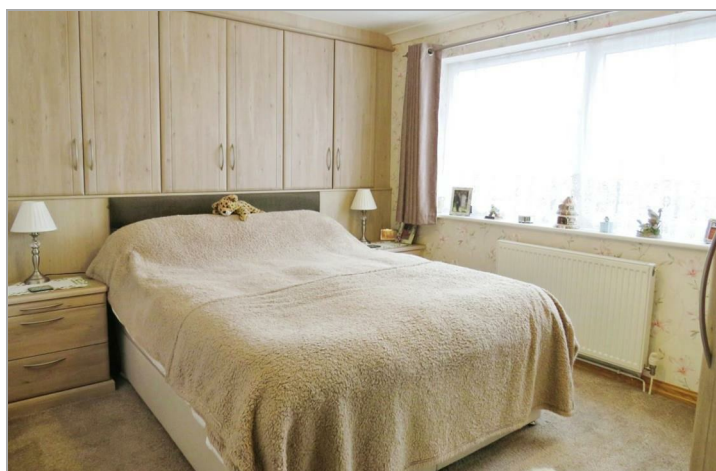
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

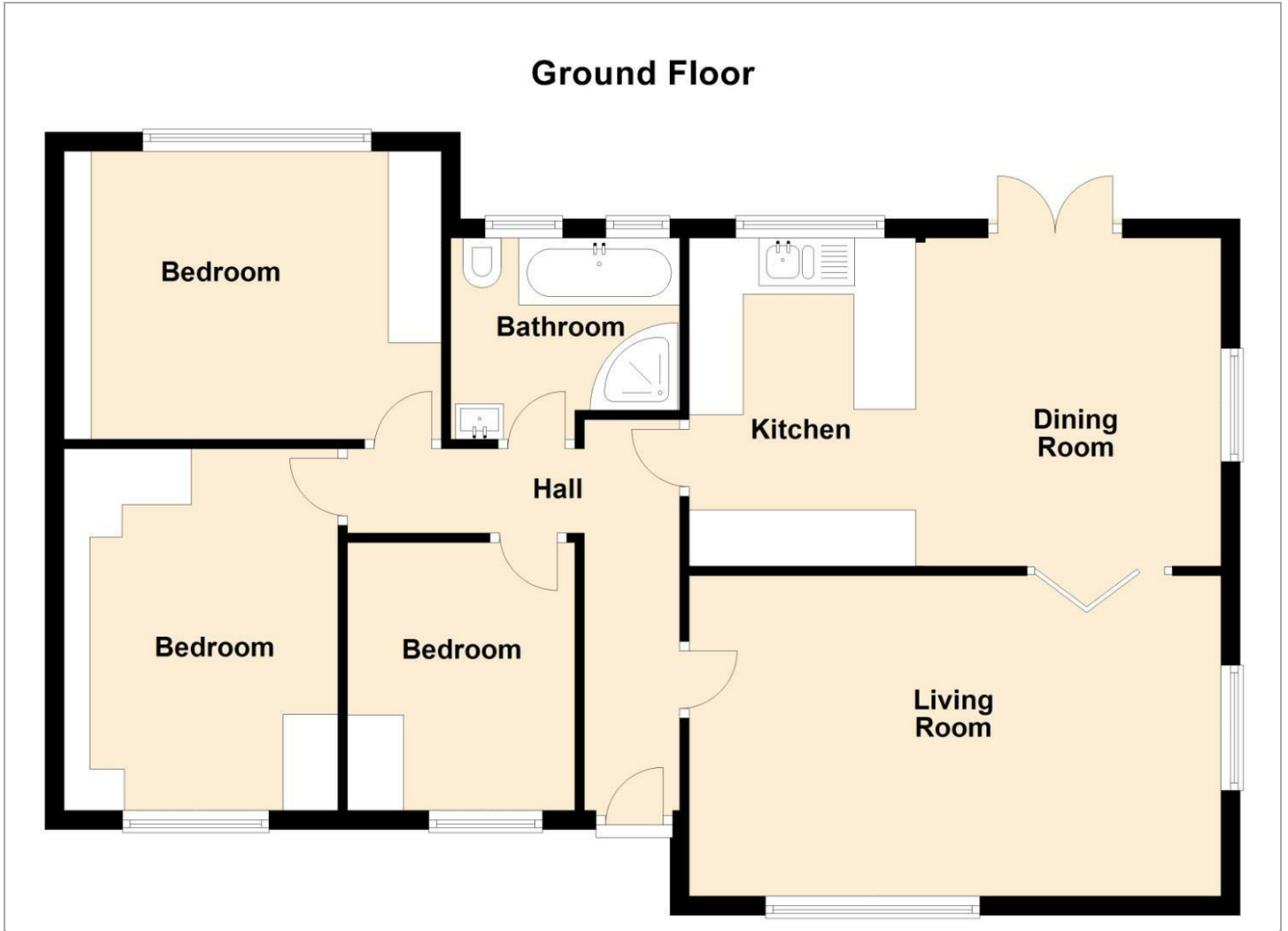
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



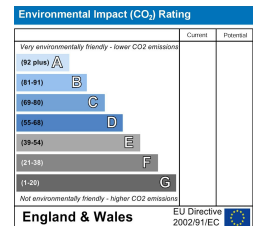
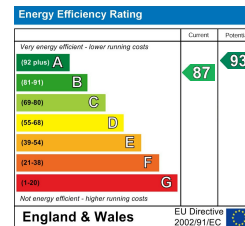


Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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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