



# Millers Lane

Brandon, IP27

Price £350,000

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## Description

This stunning EXECUTIVE RESIDENCE has been METICULOUSLY WELL MAINTAINED and would make a superb FAMILY HOME! The property is well situated within CLOSE PROXIMITY to Brandon High Street (approx 1 mile) as well as Tesco supermarket (approx 0.5 miles).

Downstairs the house comprises a spacious and welcoming entrance hall with ample space to remove coats and shoes as well as a cloakroom W.C. There is a generous sized lounge in addition to a SEPARATE DINING ROOM, a fully fitted kitchen and UTILITY ROOM. The kitchen includes a range of wall and base level units, INTEGRATED COOKER, gas hob with extractor hood over, a 1.5 bowl sink unit as well as space for an American style fridge freezer, dishwasher and French doors which lead into the rear garden. The utility room offers further wall and base level units as well as space for a washing machine and tumble drier. There is also a wall mounted gas boiler and another door leading outside. It is worth noting the entrance hall, dining room, kitchen and utility room all feature an impressive ceramic tile flooring.

Upstairs the house enjoys a spectacularly EXPANSIVE MASTER BEDROOM which extends to over 19ft x 18ft and includes built in wardrobes, a DRESSING AREA and an EN SUITE. There are a further three bedrooms, the second also benefits from built in wardrobes and an en suite shower room which features a W.C, wash hand basin, shower cubicle and a heated towel rail. The upstairs accommodation is concluded by a FAMILY BATHROOM comprising W.C, wash hand basin, elegant roll top bath and a double width airing cupboard which houses a MegaFlo hot water tank.

Outside the property is approached by a generous sized block paved driveway with ample space to park 4 - 5 vehicles in addition to a garage which offers an electric up and over door. The garage also benefits from power and light as well as a personal door which is accessible from the rear garden. The rear garden is an attractive space and includes a patio area for

seating/ entertaining, ideal for barbecues in the Summer, as well as a raised decking area offering further space for a table and chair furniture set which would be perfect for al fresco dining!

## Measurements

Cloakroom W.C - 7'04" x 2'10"

Lounge - 17'05" x 12'07"

Dining Room - 18'09" x 8'10"

Kitchen - 19'04" x 11'07"

Utility Room - 9'03" x 6'10"

Bedroom - 19'00" max x 18'08" max

En Suite - 7'10" x 6'06"

Bedroom - 12'08" max x 11'06" max

En Suite - 7'11" max x 6'04" max

Bedroom - 12'08" max x 11'10" max

Bedroom - 8'05" x 7'07"

Family Bathroom - 12'08" max x 7'05" max

## Agents Note

Council Tax Band - D

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

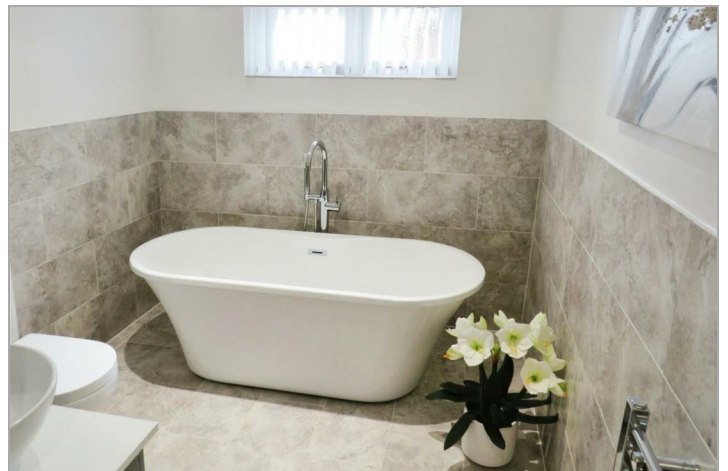
Tel: 01842 818282

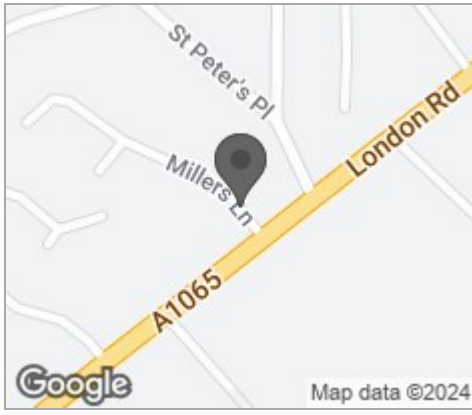
general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

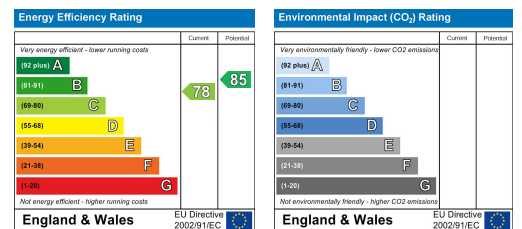
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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