



# Downham Way

Brandon, IP27

Price £280,000

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## Description

This superb DETACHED BUNGALOW is located within a popular residential development on the outskirts of Brandon and enjoys CLOSE PROXIMITY to the picturesque Thetford Forest.

Upon entering the bungalow you will find an expansive hallway which extends to over 21ft and includes an airing cupboard housing the gas boiler and hot water cylinder as well as an access hatch with a ladder into the part boarded loft space which includes additional insulation. It is also worth noting that a pump has been installed to improve water pressure. There is a GENEROUS SIZED lounge in addition to a separate DINING ROOM/ STUDY which features French doors overlooking the attractive rear garden and this would make a fantastic space to WORK FROM HOME.

The property includes three bedrooms as well as a fully fitted kitchen and a CONTEMPORARY FAMILY BATHROOM which has been recently renovated to include a W.C, wash hand basin, corner bath and separate shower cubicle as well as a useful storage cupboard. The kitchen offers a range of wall and base level units, sink, pantry storage cupboard, a door leading to the driveway adjacent to the bungalow and space for a dishwasher, fridge freezer, washing machine and cooker with extractor hood over.

Outside the property benefits from a long driveway and GARAGE which provides ample off street parking. There is a front garden as well as a side access gate which leads into a well maintained rear garden. The rear garden is predominantly laid to lawn with a patio area for seating/ entertaining. The garden also includes a Summer house and a Green house/ potting shed.

## Measurements

Entrance Hall - 21'09" x 3'06"

Lounge - 14'10" x 14'02"

Kitchen/ Breakfast Room - 14'02" x 8'09"

Dining Room/ Study - 14'02" max x 11'06" max

Bedroom - 11'06"x 9'09"

Bedroom - 10'03" x 9'09"

Bedroom - 9'02" x 8'04"

Family Bathroom - 9'09" max x 7'09" max

## Agents Note

Council Tax Band - 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.

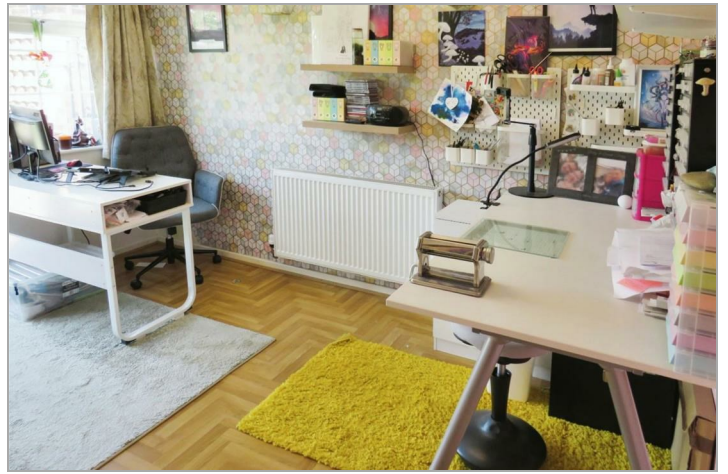
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

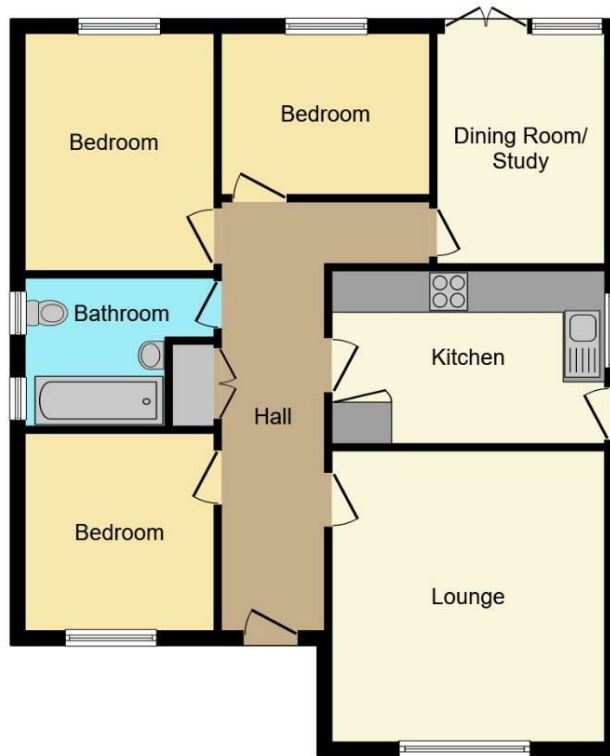
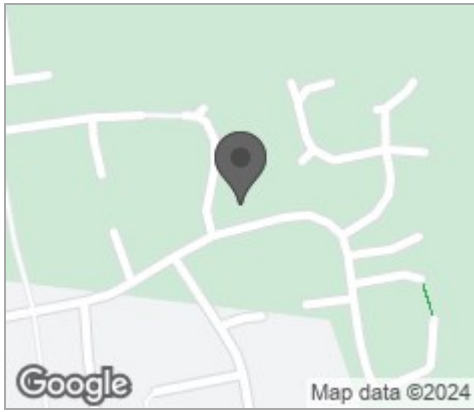
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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



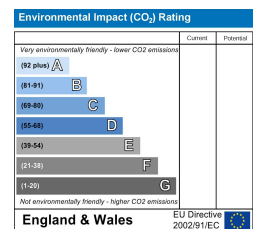
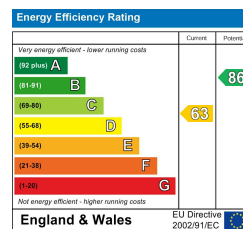


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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