



St. Peters Approach

, IP27

Price £250,000

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, Brandon, IP27

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Description

Molyneux Estate Agents are extremely excited to offer this extended, semi detached home found in the market town of Brandon. With the most stunning rear garden, which truly is a MUST VIEW, the home itself is also superbly presented, with an internal viewing coming highly recommended!

The front of the home is laid to shingle, with the front door opening to a welcoming entrance hall. There are stairs leading to the first floor, as well as two built in storage cupboards making use of the space 'under the stairs'. The dining room is found to the front of the home, and has a window to the front aspect, plus an electric fire feature.

The lounge and kitchen are both found at the rear of the home, with a rear extension creating further space in both rooms. The lounge has a gas fireplace, plus French doors opening to the rear garden. The kitchen includes a range of fitted wall and base units with a worktop over, as well as a stainless steel sink and drainer. There is a built in oven with hob and extractor fitted above, as well as an integrated fridge-freezer, dishwasher and washing machine. The kitchen has a window to the rear aspect plus a door opening out to the garden.

Once upstairs the landing has a ceiling hatch for access to the loft space, which is home to the gas fired combi boiler. There are three bedrooms, with the largest and second bedrooms both enjoying fitted wardrobes with sliding doors. The largest and third bedroom both have windows to the front aspect, whilst bedroom two has a window looking over the rear garden. The family bathroom completes the accommodation, and is also found at the rear of the home. The bathroom comprises a panelled bath with shower over, W.C, wash hand basin and a heated towel rail. The bathroom is fully tiled and has frosted windows to both the side and rear aspects.

The rear garden is a fantastic feature of this home. Laid predominantly to lawn with floral borders, plus a block paved patio area ideal for dining and entertaining.

There is a useful timber shed, plus a brick store to the side of the home with power and light connected.

Viewings are available now, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Dining Room - 12' 5" max x 8' 10"

Lounge - 19' 5" x 10' 11" max

Kitchen - 19' 5" x 6' 2"

Stairs to first floor landing

Bedroom 1 - 12' 6" x 10' 3" plus wardrobes

Bedroom 2 - 9' 5" x 9' 4" plus wardrobes and door recess

Bedroom 3 - 8' 9" x 8' 6"

Bathroom - 7' 9" x 5' 2"

Council Tax Band - A

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.

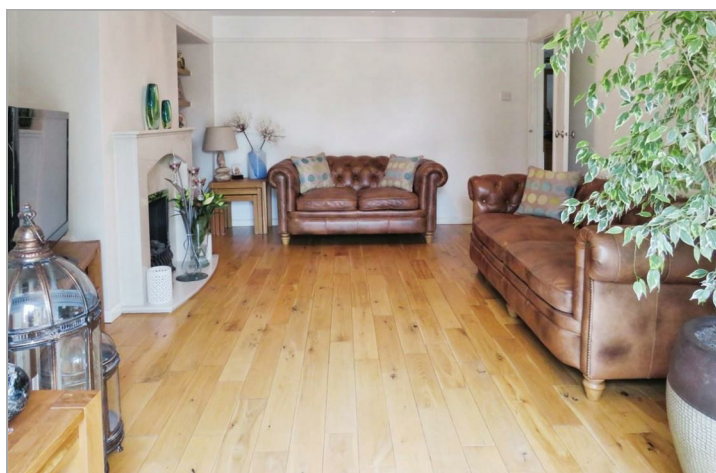
Tel: 01842 818282

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.

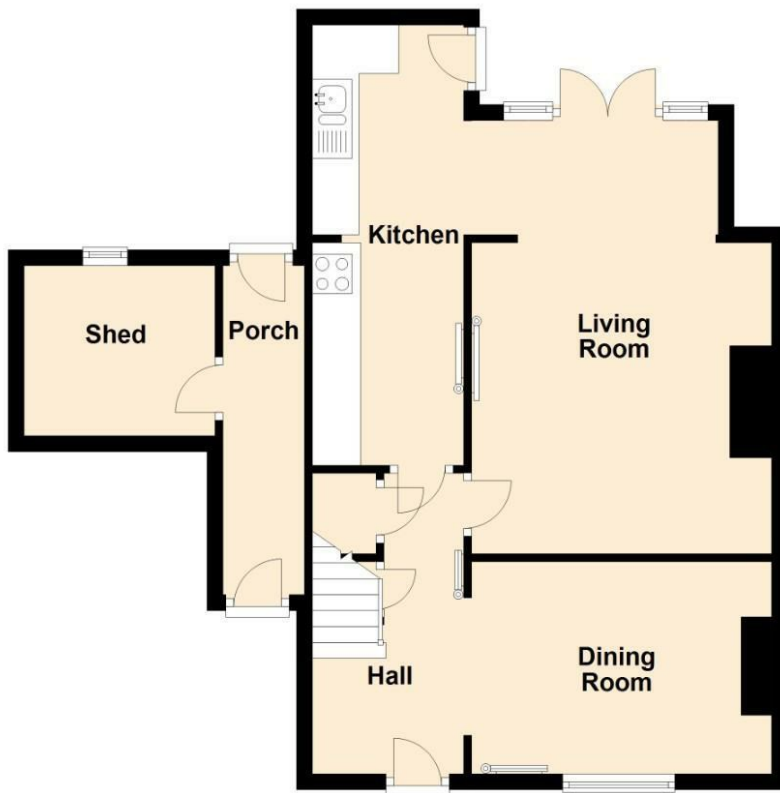
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

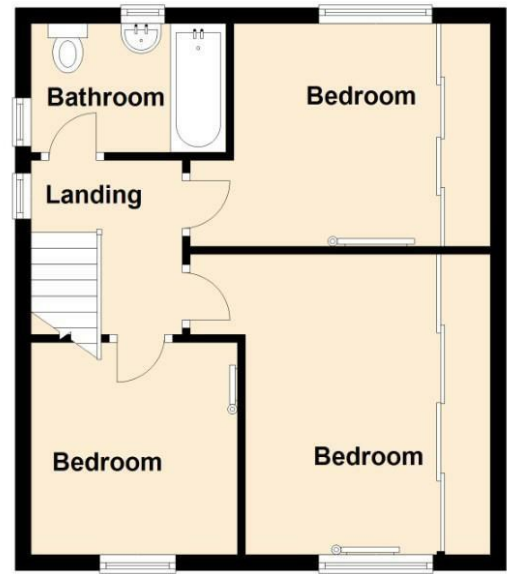




Ground Floor

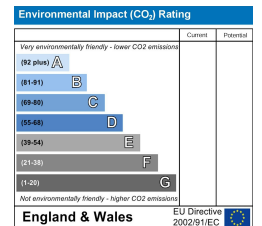
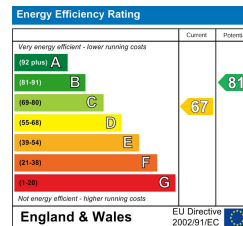


First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK