



# Thetford Road

Brandon, IP27

Price £280,000

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## Description

This superb DETACHED BUNGALOW offers VERSATILE ACCOMMODATION which includes three bedrooms and two reception rooms and enjoys EXCELLENT TRANSPORT LINKS via the nearby A11 dual carriageway which provides easy access to Norwich, Cambridge and London! The property is also located within CLOSE PROXIMITY to the picturesque Thetford Forest which covers an expansive area and is ideal for dog walking, cycling and family day's out!

Internally the bungalow comprises a welcoming and spacious entrance hall which provides ample space to remove coats and shoes and includes two storage cupboards, one of which houses the consumer unit and electric meters. There is a lounge which features an electric fireplace, with an open fireplace behind, as well as a SEPERATE DINING ROOM off of the kitchen.

The kitchen comprises a range of wall and base level units, stainless steel sink, INTEGRATED cooker with an extractor hood over and space for undercounter appliances. There is also a useful UTILITY ROOM which offers further space for appliances, additional wall level units and a large storage cupboard as well as a door leading to the rear garden.

The internal accommodation is concluded by THREE BEDROOMS and a modern FAMILY BATHROOM which comprises a W.C, wash hand basin and bath with shower over.

Outside, the bungalow enjoys a generous driveway which is block paved for ease of maintenance and allows for ample off street parking. There is a GARAGE as well as a side access which leads to a low maintenance rear garden that has been predominantly laid to lawn with a patio area and useful timber storage shed.

The bungalow is served by a gas fired central heating system, the boiler is located within the garage.

## Measurements

Lounge - 14'03" max x 11'02" max

Dining Room - 12'11" max x 10'02" max

Kitchen - 12'10" x 8'00"

Utility Room - 6'06" x 5'06"

Bedroom - 11'11" x 11'01"

Bedroom - 11'05" x 10'08"

Bedroom - 11'06" x 7'11"

Family Bathroom - 8'05" x 5'02"

## Agents Note

Council Tax Band - C

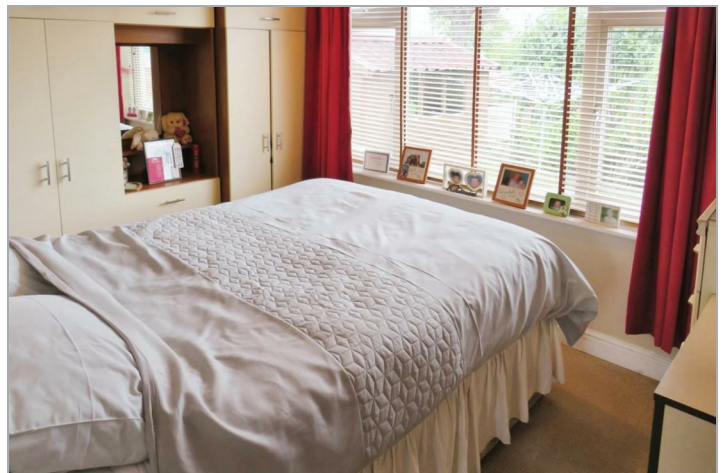
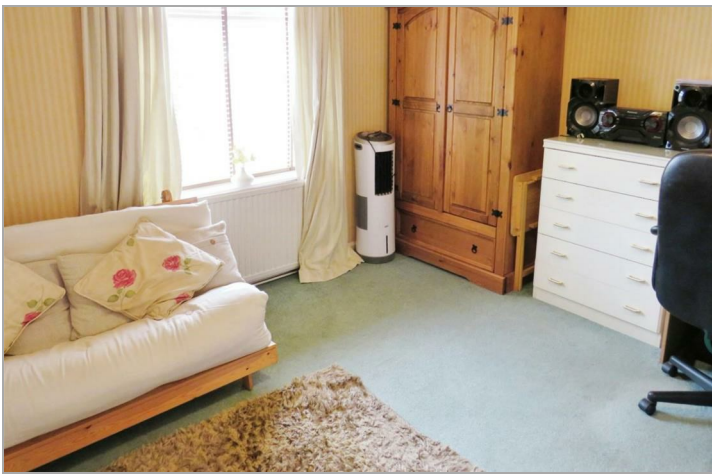
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

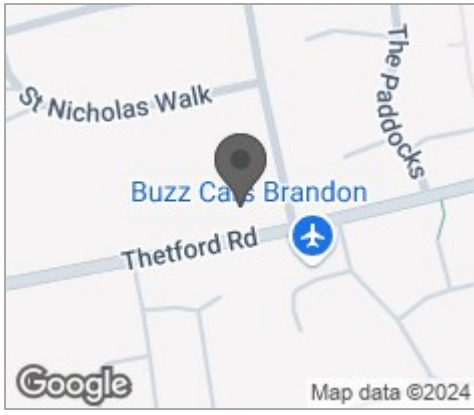
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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



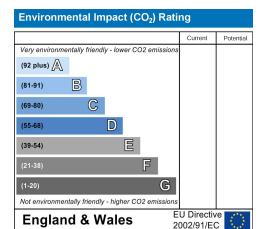
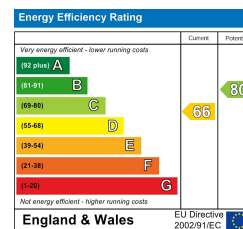


### Ground Floor



### 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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