



Mallard Way

, IP27

Offers over £250,000

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, Brandon, IP27

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Description

Offered to the market with NO ONWARD CHAIN is this DETACHED BUNGALOW found within a sought after cul de sac in the market town of Brandon. The property has sealed unit UPVC windows and doors throughout, as well as a mains gas fired central heating system.

The internal accommodation is accessed via a welcoming entrance porch and inner hall, where this a built in storage cupboard and a ceiling hatch for access in to the loft space. The lounge is found to the right of the hall, and has a window to the front aspect, as well as a rear door opening to the conservatory. The conservatory is of brick and UPVC construction, and has a door opening directly out to the rear garden.

The kitchen is found at the rear of the home and includes a range of fitted wall and base units with worktop over. There is a built in eye level oven plus inset hobs with an extractor over. There is also an integrated fridge- freezer, and inset stainless steel sink and drainer with window above looking out to the back garden. There is a useful adjoining utility, which has additional units fitted and a further sink, as well as space for a washing machine and tumble dryer. The utility is home to the wall mounted gas boiler, and also has a rear door opening out to the back garden.

There are two double bedrooms, both found at the front of the home with windows to the front aspect. The master bedroom also boasts a built in wardrobe. There is a spacious shower room which comprises a shower cubicle, W.C, wash hand basin and bidet, plus a window to the side aspect. There is also a separate W.C with window to the rear.

The bungalow occupies a generous plot, with front and rear gardens, plus a large driveway leading to the detached garage. The front garden enjoys raised flower beds as well as a walkway leading to the front entrance. The driveway is block paved and provides ample off street parking for three vehicles.

The garage is brick built with a flat roof, and has power and light connected, as well as an electric up and over door to the front, plus a personal door opening to the garden. The rear garden is predominantly laid to lawn, and features a patio area and a timber shed. There are side gates on both sides of the home.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Porch & Hall

Lounge - 20' x 13' 11"

Conservatory - 14' 8" x 11' 1"

Kitchen - 12' 1" x 9' 4"

Utility - 9' 7" x 5'

Bedroom 1 - 13' 9" max x 10' 5"

Bedroom 2 - 10' 8" x 8' 1" max

Shower Room - 9' 9" x 5' 8"

Separate W.C

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

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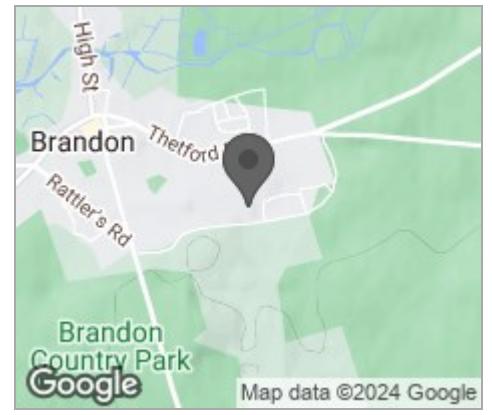
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-54) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-54) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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