



Oaklands Drive

, IP27

Price £250,000

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, Brandon, IP27

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Description

Molyneux Estate Agents are excited to offer this beautifully presented detached bungalow found in the sought after market town of Brandon in Suffolk. Boasting sealed unit UPVC windows and doors throughout, as well as a mains gas fired central heating system, other benefits include the low maintenance rear garden, as well as a large block paved driveway and car-port to the front.

The internal accommodation is accessed through the kitchen, which was recently refitted around 3 years ago, and includes a range of fitted wall and base units with worktop over. There is a built in eye level oven and microwave, an inset hob with extractor fitted above, as well as an integrated fridge-freezer and dishwasher. There is further space for a washing machine, and the gas fired boiler is also enclosed within a kitchen wall unit.

The kitchen opens to an inner hall as well as the spacious lounge, which is found at the front of the home, and has an attractive bow window to the front aspect. The lounge also opens to the inner hall, which has doors in to all three bedrooms and the modern shower room, plus a built in cupboard which houses the hot water tank.

The three bedrooms are all located at the rear of the bungalow, with the master bedroom and third bedroom both enjoying windows looking out to the garden, whilst bedroom two, which is used by the current owners as a dining room, has patio doors opening straight out to the garden.

The shower room completes the internal accommodation, comprising a shower cubicle, W.C, wash hand basin and a heated towel rail. The shower room also boasts under-floor heating.

The rear garden is laid partly to decking, with the remainder laid to patio, ideal for low maintenance. There is also a block built shed for storage.

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

Measurements

Entrance Hall

Lounge - 16' 10" max x 12' 1"

Kitchen - 17' 8" x 7' 7"

Inner Hall

Bedroom 1 - 12' 1" x 8' 11"

Bedroom 2/ Diner - 10' 10" x 8' 11"

Bedroom 3 - 8' 11" x 7' 1"

Shower Room - 7' max x 6' 9" max

Council Tax band - B

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.

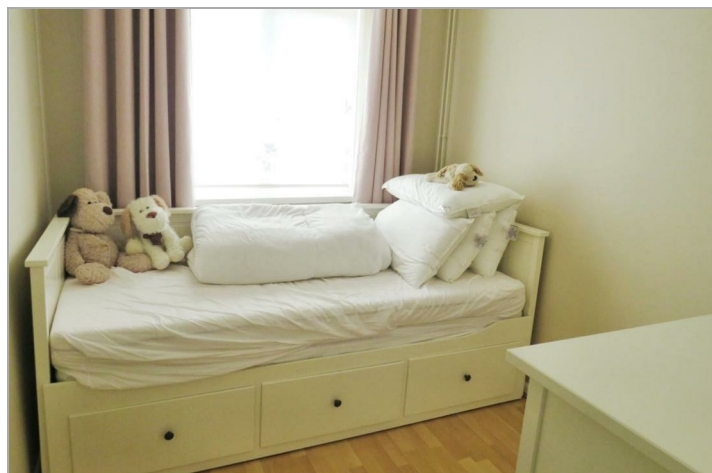
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

Tel: 01842 818282

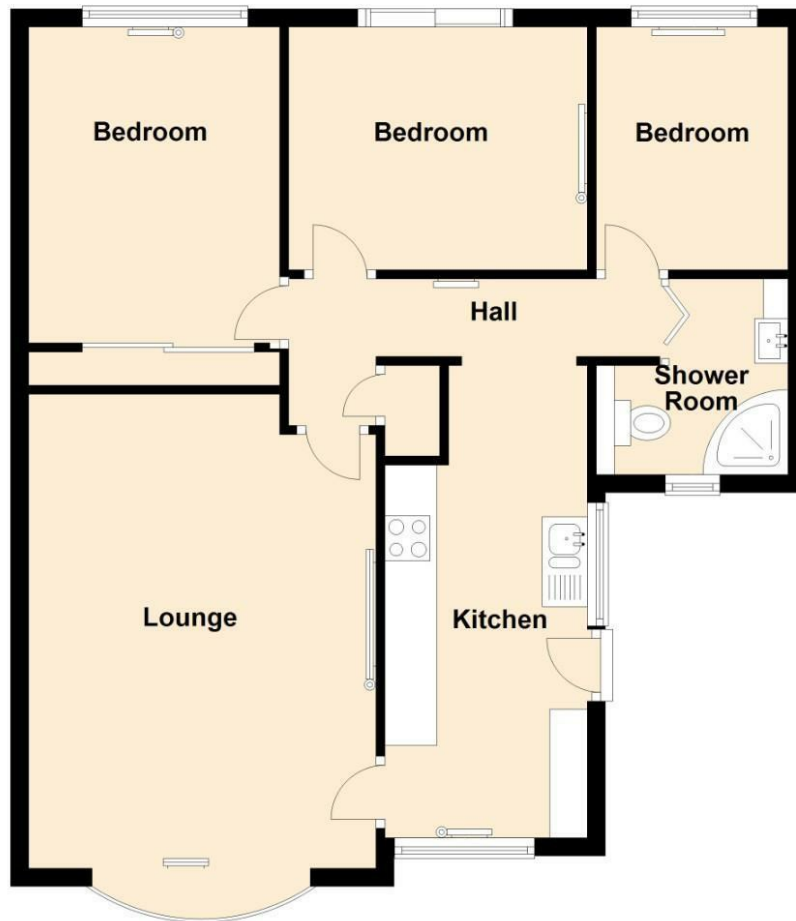
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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		95
(81-91) B		91	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(21-38) 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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