



# Walton Way

, IP27

Price £425,000

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, Brandon, IP27

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## Description

Molyneux Estate Agents are excited to offer this detached, family home found in a sought after cul de sac position, within close proximity to the idyllic Brandon Country Park. The property is offered with no onward chain!

The accommodation is found over three floors, and includes five bedrooms, two with en-suite, as well as a dining room, study and utility room. There is a double garage and driveway, plus an enclosed rear garden.

The ground-floor is accessed via the welcoming entrance hall, and includes the lounge, kitchen/ diner, utility, separate dining room, study and a useful cloakroom. The lounge has a window to the front aspect as well as French doors opening to the rear garden. The kitchen includes a range of fitted wall and base units with worktop over, as well as a built in oven and grill, an integrated fridge-freezer and integrated dishwasher. There is an inset stainless steel sink and drainer, tiled flooring, plus French doors opening to the garden.

The kitchen opens to the adjoining utility, which provides additional wall and base units, a further sink and drainer, plus space for both a washing machine and tumble dryer. The gas fired boiler is wall mounted within the utility, which also has an external side door.

The separate dining room has a window to the front aspect, whilst the study has a window to the rear. Both rooms could be used as bedrooms if required. The cloakroom completes the ground-floor, comprising a W.C and wash hand basin.

The first floor has three bedrooms plus the family bathroom. The master bedroom boasts two built in wardrobes as well as an en-suite shower room. The other two bedrooms also enjoy built in wardrobes. The bathroom has both a bath and separate shower cubicle, W.C, wash hand basin and window to the rear aspect.

The second floor comprises two further bedrooms, the largest of the two has an en-suite shower room, two built in wardrobes, a window to the front aspect plus a Velux to the rear. The other bedroom has Velux windows to both the front and rear, plus a ceiling hatch for access in to the loft space.

The home enjoys an enclosed rear garden which is predominantly laid to lawn. Beside the home is a detached brick built double garage with a pitched roof, and two metal up and overs doors. A driveway in front of the garage provides off street parking.

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

## Measurements

Entrance Hall

Cloakroom/ W.C.

Kitchen/ Diner - 18' 4" max x 11'

Utility - 6' 9" x 5' 3"

Lounge - 20' 5" x 11' 3"

Dining Room - 11' 1" x 9' 10"

Study - 9' 11" x 6' 4"

Stairs to first floor landing

Bedroom - 13' 1" x 11' 3" & En-Suite Shower Room

Bedroom - 11' 3" x 10' 5"

Bedroom - 11' 3" x 7' 8"

Bathroom - 10' 7" max x 7' 1"

Tel: 01842 818282

Stairs to second floor landing

Bedroom - 13' 1" max x 10' 7" with En-Suite Shower Room

Bedroom - 13' 9" max x 11' 3"

Council Tax band - E

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.

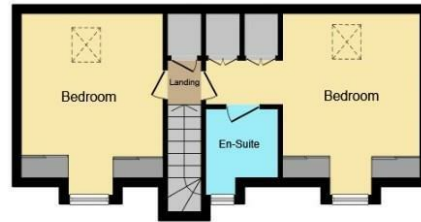




Ground Floor



First Floor

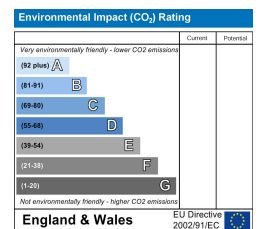
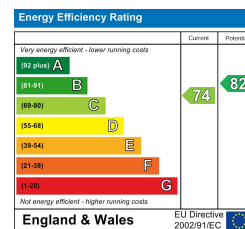


Second Floor

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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