



The Paddocks

, IP27

£225,000

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Description

Molyneux estate agents are excited to offer this well presented detached bungalow, situated within a sought after cul de sac in the market town of Brandon. Boasting a garage, large driveway and an enclosed rear garden, other benefits include the gas fired central heating system, plus sealed unit UPVC windows and doors throughout!

The internal accommodation is accessed via a welcoming entrance porch, which in turns opens to the lounge. The lounge is a spacious room, with lots of natural light flowing in from the front window, as well as having internal doors to both the kitchen and the inner hall. The kitchen includes wall and base units, an inset stainless steel sink and drainer, plus space for a cooker, washing machine and fridge. The cooker space has an extractor already fitted above. The kitchen has both a window and door opening to the rear garden, plus a built in cupboard.

The inner hall has a ceiling hatch for access to the loft space, plus a useful built in storage cupboard, and doors to the three bedrooms and bathroom. The main bedroom is found to the front of the home with a window to the front aspect, plus a range of fitted wardrobes with mirrored sliding doors. Bedroom two and three both have windows looking out on to the rear garden, whilst bedroom three also includes a built in cupboard which houses the recently installed gas fired combi boiler (installed 24/05/23) . The bathroom completes the accommodation, and is a fully tiled suite comprising a bath with shower fitted over, W.C, wash hand basin and a heated towel rail, plus a frosted window to the side aspect.

The bungalow occupies a generous plot, with the front and side of the property brick weaved to provide ample off street parking. There is a brick built garage which has power and light connected, plus a personal door opening to the rear garden. There is also a side gate between the bungalow and garage opening to the rear garden, which is predominantly laid to lawn, and also includes a timber Summer House with shed.

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

Measurements

Entrance Porch

Lounge - 18' 4" max x 12'

Kitchen - 8' 10" x 8'

Inner Hall

Bedroom 1 - 12' max x 9' 3" plus built in wardrobe

Bedroom 2 - 8' 11" x 8' 11"

Bedroom 3 - 8' 11" max x 6' 11"

Bathroom - 6' 4" x 5' 4"

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.

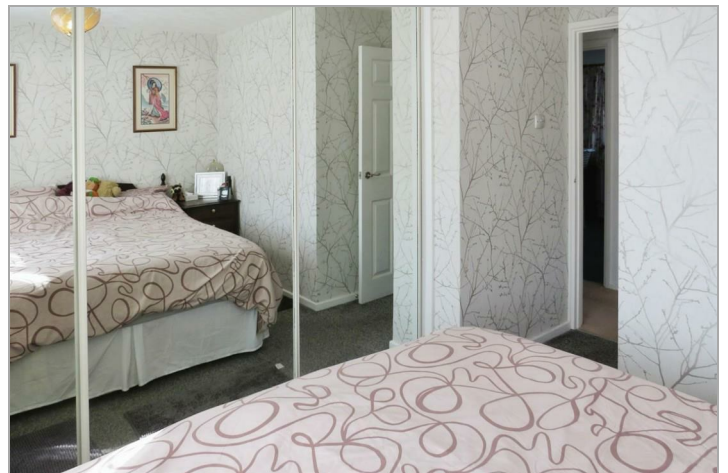
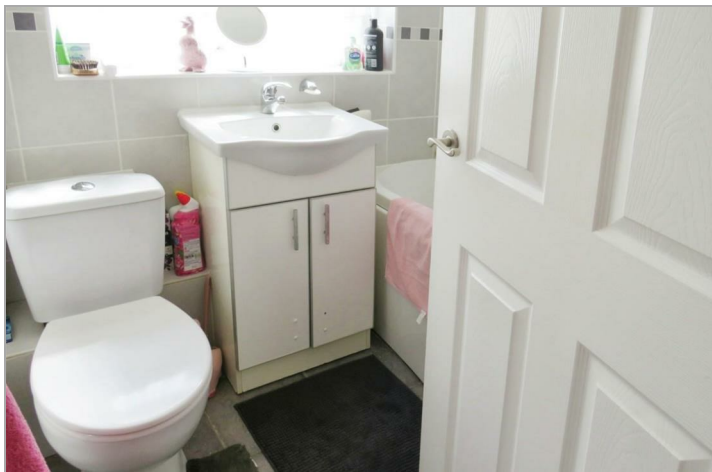
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

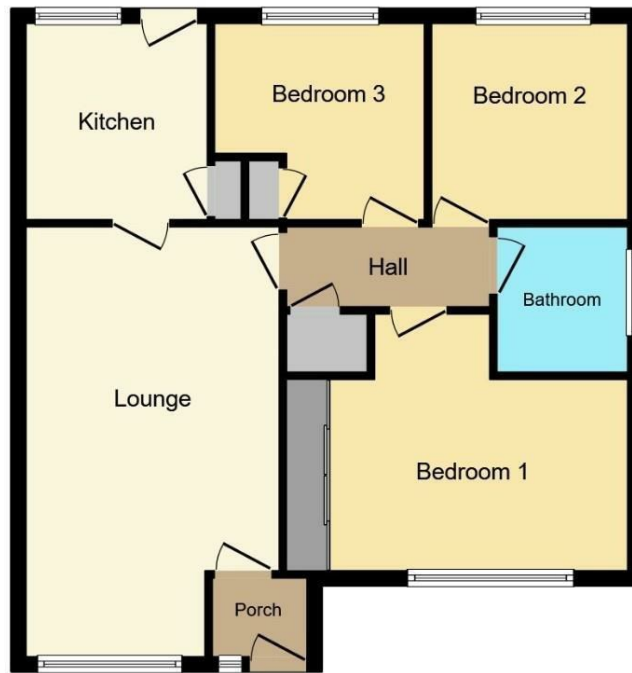
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.



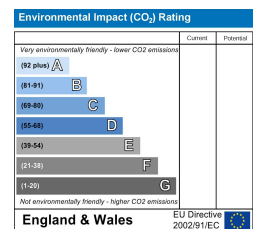
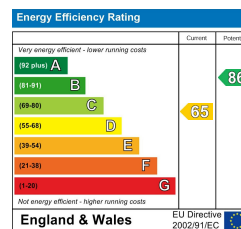


Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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