



The Drove

Brandon, IP27

Price £270,000

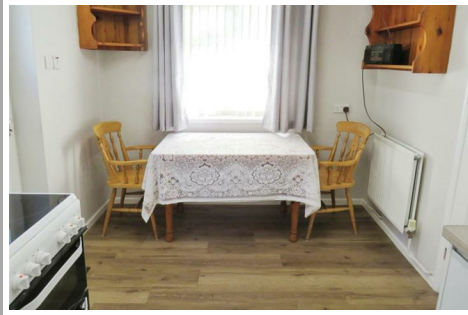
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Description

This unique chalet style home is available with NO ONWARD CHAIN and occupies a GENEROUS CORNER PLOT which includes TWO GARAGES as well as two driveways which provide ample off street parking and a workshop.

Downstairs the property comprises a welcoming entrance porch with ample space to remove coats and shoes, in addition to an entrance hall which includes a useful storage cupboard and a boiler cupboard housing the wall mounted gas boiler. There is a lounge which includes a feature fireplace as well as a separate DINING ROOM with stairs that ascend to the first floor.

There are two bedrooms downstairs which both include BUILT IN WARDROBES, a shower room comprising W.C, wash hand basin and shower cubicle and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink unit, pantry storage cupboard, space for a washing machine, undercounter fridge freezer and cooker. The downstairs accommodation is concluded by a lean to which is accessed via the kitchen and benefits from a door to the front and rear.

Upstairs the property offers a spacious loft conversion which would make an impressive master bedroom along with the ensuite W.C and wash hand basin and eves storage. There is also a separate door which opens into the remaining loft space.

Outside the property includes front, side and rear gardens on a superb corner plot. There are two garages as well as two driveways which provide off street parking and a workshop. The rear garden is predominantly laid to lawn and also includes a green house and dog kennel.

Measurements

Entrance Porch - 6'9" max x 6'5" max

Lounge - 14'5" max x 12'7" max

Dining Room - 12'1" max x 13'2" max

Kitchen - 14'4" max x 8'3" max

Lean To - 9'9" x 3'6"

Bedroom - 13'3" max x 11'00" max

Bedroom - 11'11" x 7'11"

Shower Room - 8'3" x 5'1"

Loft Conversion -

Bedroom - 13'11" max x 13'1" max (sloped ceiling restricts head height at max measurement)

W.C - 4'8" max x 3'10" max (sloped ceiling restricts head height at max measurement)

Agents Note

Council Tax Band - C (West Suffolk)

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

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this.

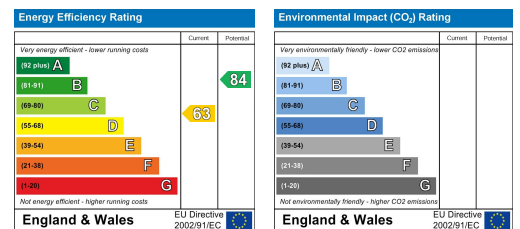
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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