



# Robin Walk

Brandon, IP27

Price £250,000

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## Description

This stunning bungalow is available with NO ONWARD CHAIN and enjoys a CUL DE SAC location on the popular Birds Estate within CLOSE PROXIMITY of the picturesque Thetford Forest. The property benefits from UPVC double glazing throughout as well as a gas fired central heating system.

The front door opens into a welcoming entrance hall which includes an access hatch into the partially boarded loft space. The living accommodation comprises an impressive lounge with feature electric fireplace and an open plan CONSERVATORY which includes French doors leading out to the rear garden as well as an electric wall heater and provides ample space for a dining table.

The modern kitchen is fully fitted with a range of wall and base level units, stainless steel sink and drainer, wall mounted gas boiler, INTEGRATED cooker, electric hob with an extractor hood over and space for a washing machine whilst the bathroom comprises W.C, wash hand basin, heated towel rail and bath with an electric shower over.

The internal accommodation is concluded by TWO DOUBLE BEDROOMS.

Outside, the bungalow is approached by a shingled driveway which provides ample off street parking in front of a GARAGE with up and over front door, power and light. There is a side access gate leading into the rear garden which enjoys a shingled seating area as well as a lawn, outside tap, personal door to garage and an extensive garden deck which offers a fantastic space for seating/ entertaining. It is also worth noting the rear fence has been recently replaced.

## Measurements

Lounge - 11'7" max x 11'4" max

Conservatory - 11'2" x 10'00"

Kitchen - 11'2" max x 9'4" max

Bedroom - 13'6" x 11'4"

Bedroom - 11'2" x 10'8"

Bathroom - 6'7" x 5'5"

## Agents Note

Council Tax Band - West Suffolk, 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.

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.

Tel: 01842 818282



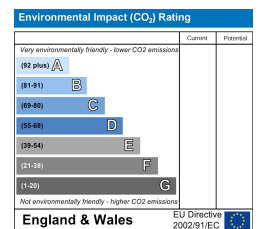
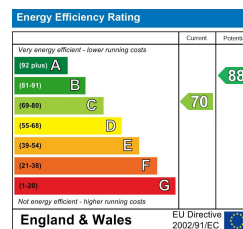


Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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