

**MOLYNEUX**  
ESTATE AGENTS



## Saffron Close

, IP27

Price £250,000

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# Saffron Close

, Brandon, IP27

Price £250,000



## Description

Molyneux Estate Agents are pleased to offer this attractive semi-detached home found within a sought after cul de sac position, with easy access to the forest directly behind the home!

The home is connected to all mains services, boasting a gas fired central heating system, as well as sealed unit UPVC windows and doors throughout.

The internal accommodation is accessed via a welcoming entrance porch, which in turn opens to the lounge. The lounge is a generous size, with a window to the front aspect, and a rear door opening to the separate dining room. The diner has a window and door to the rear opening to the added conservatory, which is of brick and UPVC construction and opens to the garden. The kitchen is found at the rear of the home, and includes a range of fitted wall and base units with worktop over. There is an inset stainless steel sink and drainer with window above looking over the rear garden. The gas boiler is wall mounted within the kitchen, whilst there is space for a fridge-freezer, washing machine and cooker.

An inner hall with a useful built in cupboard has stairs leading to the first floor. The landing has a ceiling hatch for access in to the loft space, as well as doors opening to all three bedrooms, the family bathroom and separate W.C. The master bedroom has a window looking over the rear garden and forest behind, whilst bedrooms two and three are found at the front of the home. The bathroom comprises a panelled bath with shower over, wash hand basin and a built in storage cupboard. The separate W.C is found beside the bathroom, with both rooms having a window to the rear aspect.

Externally the front garden is lawned with a driveway leading to the garage. A side gate opens to the rear garden, which is also laid to lawn, and features both a patio area and greenhouse. A rear gate opens from the garden straight in to the forest behind, making it an ideal home for those who enjoy walks, running, cycling or even wildlife spotting.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Porch

Lounge - 18' 6" x 10' 8" max

Dining Room - 12' 10" x 9' 4"

Kitchen - 10' 3" x 7' 10"

Conservatory - 9' 3" x 5' 9"

Stairs to first floor landing

Bedroom 1 - 11' 8" x 9"

Bedroom 2 - 9' 8" x 8' 11"

Bedroom 3 - 10' 5" x 6' 7"

Bathroom - 7' x 5' 6" plus door recess

Separate W.C.

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.

Tel: 01842 818282

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.

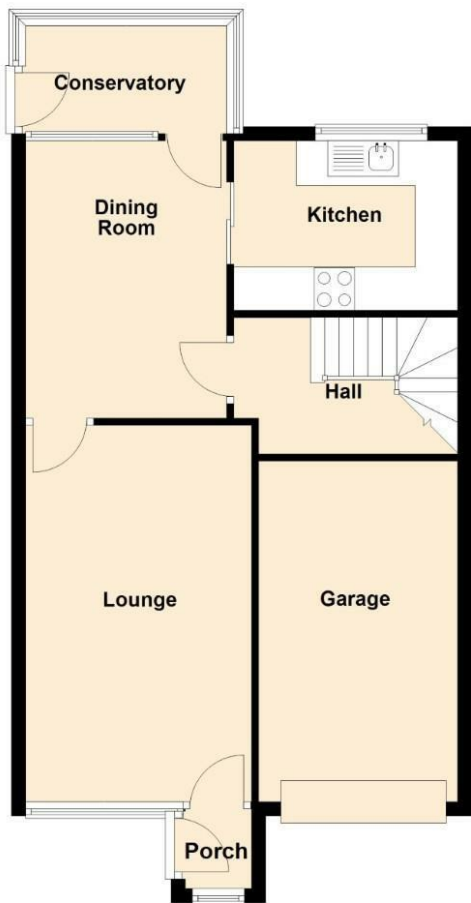






### Ground Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



### First Floor

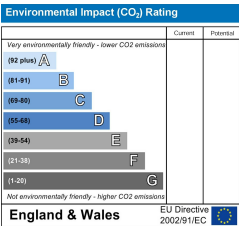
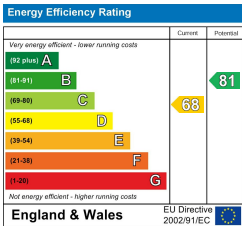
Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

### 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.