



Robin Walk

Brandon, IP27

Price £250,000

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Description

Molyneux Estate Agents are pleased to offer this detached bungalow, found within the sought after 'Birds Estate', in the market town of Brandon.

The property benefits from close proximity to the Thetford Forest, which includes the popular 'High Lodge', making it an ideal home for those who enjoy walking, running or cycling, or generally exploring the forest and it's range of wildlife.

The bungalow was built as a three bedroom home, but has been converted to two bedrooms and a large kitchen/ diner. It has a gas fired central heating system, as well as sealed unit UPVC windows and doors throughout, and is offered with NO ONWARD CHAIN!

A welcoming entrance hall leads to the lounge at the front of the home, which enjoys dual aspect windows to the front and side, allowing for lots of natural light, as well as boasting a wood-burner, perfect for the chilly Winter evenings.

The kitchen/ diner is found to the right side of the bungalow, and has both a side door opening to the driveway, plus French doors leading to the rear garden. The kitchen includes a range of fitted wall and base units with worktop over, with an inset sink and drainer. There is a Range cooker with extractor above, plus a washing machine, dishwasher and fridge-freezer which are all included within the sale.

There are two bedrooms, with the master found at the rear of the property, with a window looking out to the rear garden, whilst the second bedroom has a window to the front aspect. The shower room comprises a spacious shower cubicle, W.C and wash hand basin, plus a heated towel rail and two frosted windows to the side aspect. The hallway also has a built in cupboard which houses the gas boiler, plus a ceiling hatch for access in to the loft space.

Externally the bungalow enjoys gardens to the front and rear, both of which offer relatively low maintenance. The front garden is shingled with some mature plants and hedging. The rear garden is also predominantly shingled, and includes a greenhouse.

There is a driveway adjacent to the bungalow providing ample off street parking, with a fitted car port providing covered parking directly beside the home. There is a brick built garage with power and light connected, the garage has timber double doors to the front, plus a personal door opening in to the rear garden.

An internal viewing is now available and comes highly recommended, please contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 16' 11" max x 13'

Kitchen/ Diner - 25' 5" x 10' plus door recess

Bedroom 1 - 14' 5" x 10'

Bedroom 2 - 10' 11" x 7' 8"

Shower Room - 8' 1" x 7' 7"

Garage - 19' 1" x 9' 3"

Council Tax band - C

Tel: 01842 818282

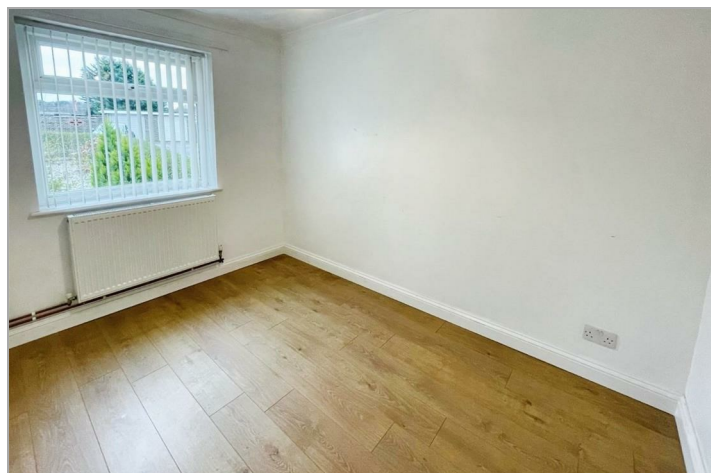
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

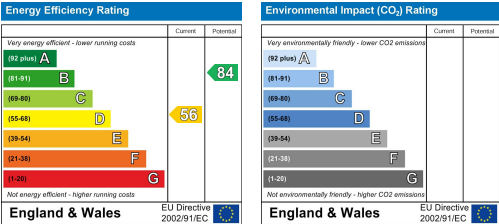




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.